

Little River Ranch
13090 S 358.5 Rd
Wewoka, OK 74884

\$1,300,000
329.610± Acres
Seminole County



Little River Ranch
Wewoka, OK / Seminole County

SUMMARY

Address

13090 S 358.5 Rd

City, State Zip

Wewoka, OK 74884

County

Seminole County

Type

Hunting Land, Ranches, Single Family, Recreational Land,
Riverfront, Residential Property

Latitude / Longitude

35.1044 / -96.6291

Dwelling Square Feet

2200

Bedrooms / Bathrooms

4 / 4

Acreage

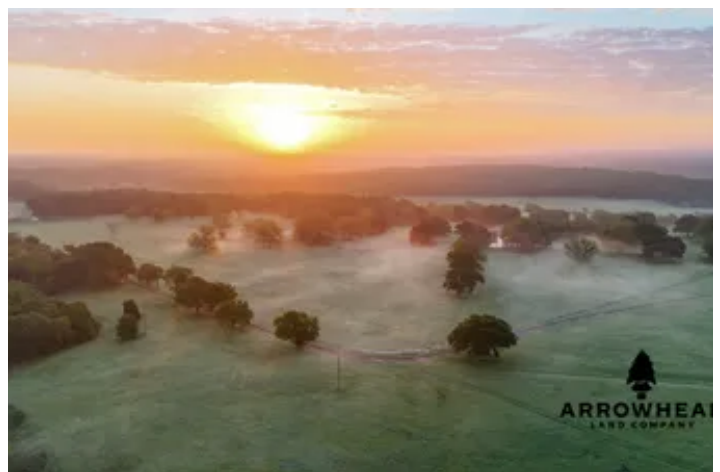
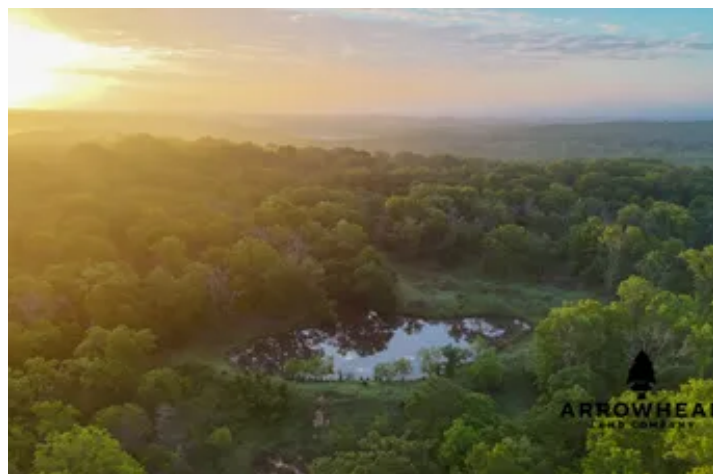
329.610

Price

\$1,300,000

Property Website

<https://arrowheadlandcompany.com/property/little-river-ranch-seminole-oklahoma/55253/>



Little River Ranch

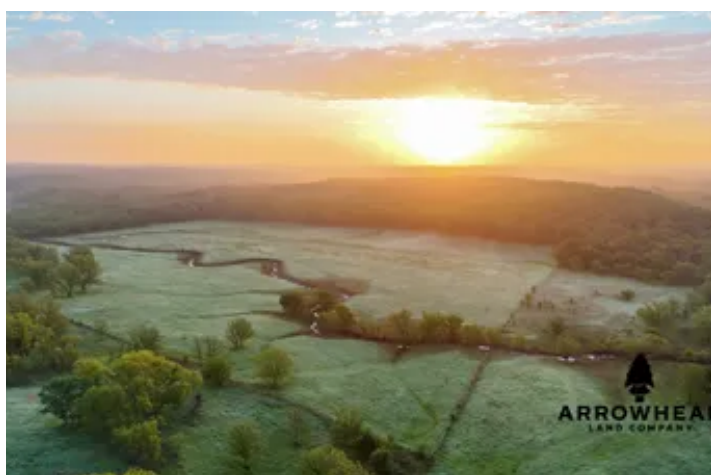
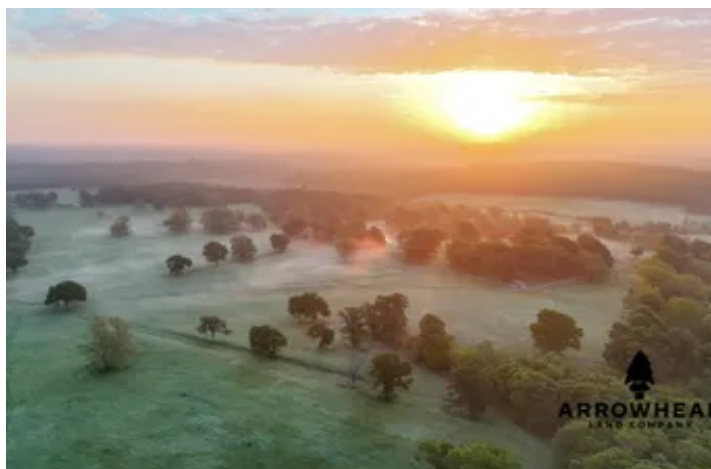
Wewoka, OK / Seminole County

PROPERTY DESCRIPTION

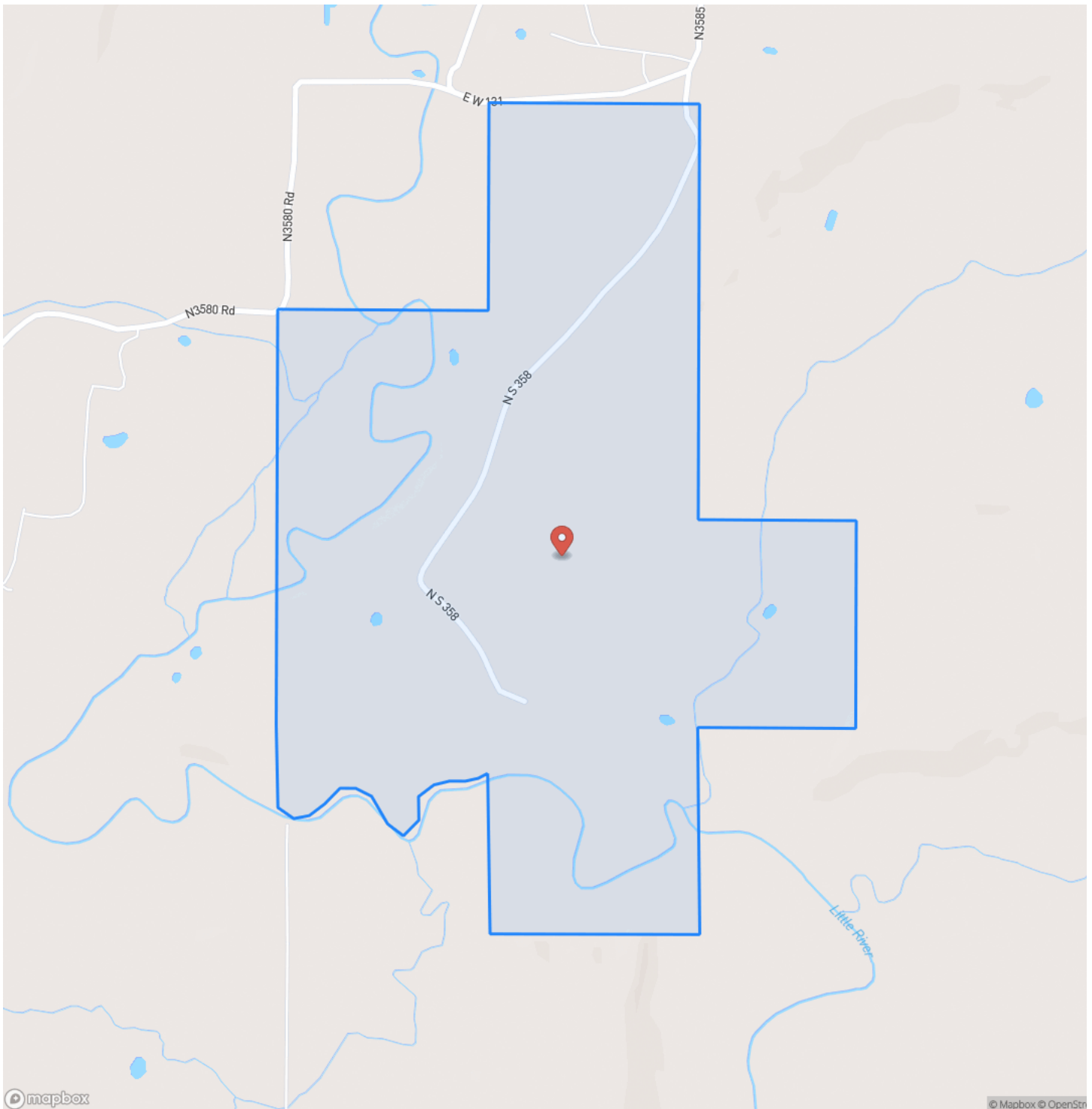
Welcome to the Little River Ranch! It's a 329.61 +/- acre versatile ranch located in Seminole County, Oklahoma. This ranch features a stunning 2,200 Sq Ft home that has 4 beds and 4 baths. The master bedroom features 2 bathrooms, one with a large shower and the other with a big bathtub. On the east side of the home you will notice the 60x100 shop and 80x100 covering perfect for storing your equipment. The ranch also provides a great fence around the property as well as two solar-powered gates with keypads entering the ranch. What's so appealing about this ranch is the option to run a cattle operation, access to phenomenal deer hunting, and the option to build a waterfowl mecca! This ranch has multiple good gates and has a great fence as well as 5 ponds, it's just waiting on you to move your cattle into it. This ranch's deer hunting is incredible with its great population and how big the property hunts. There are many areas where you can plant gorgeous lush food plots along the river and throughout the whole property to attract and grow mature whitetails. With how big this property hunts you can also hang rut stands so you won't have to pressure the deer hunting them over food on those chilly November mornings. The Little River Ranch has the opportunity to build your very own waterfowl paradise. With the little river at your disposal and areas being in the floodplain you could make multiple marshes amongst the property that would be dynamite hunting. Don't miss out on owning this stunning 329.61 +/- acres in Seminole County! Located 15 +/- mins from Bowlegs, 20 +/- mins from Wewoka and Seminole, 30 +/- mins from Holdenville, and 40 +/- mins from Ada. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



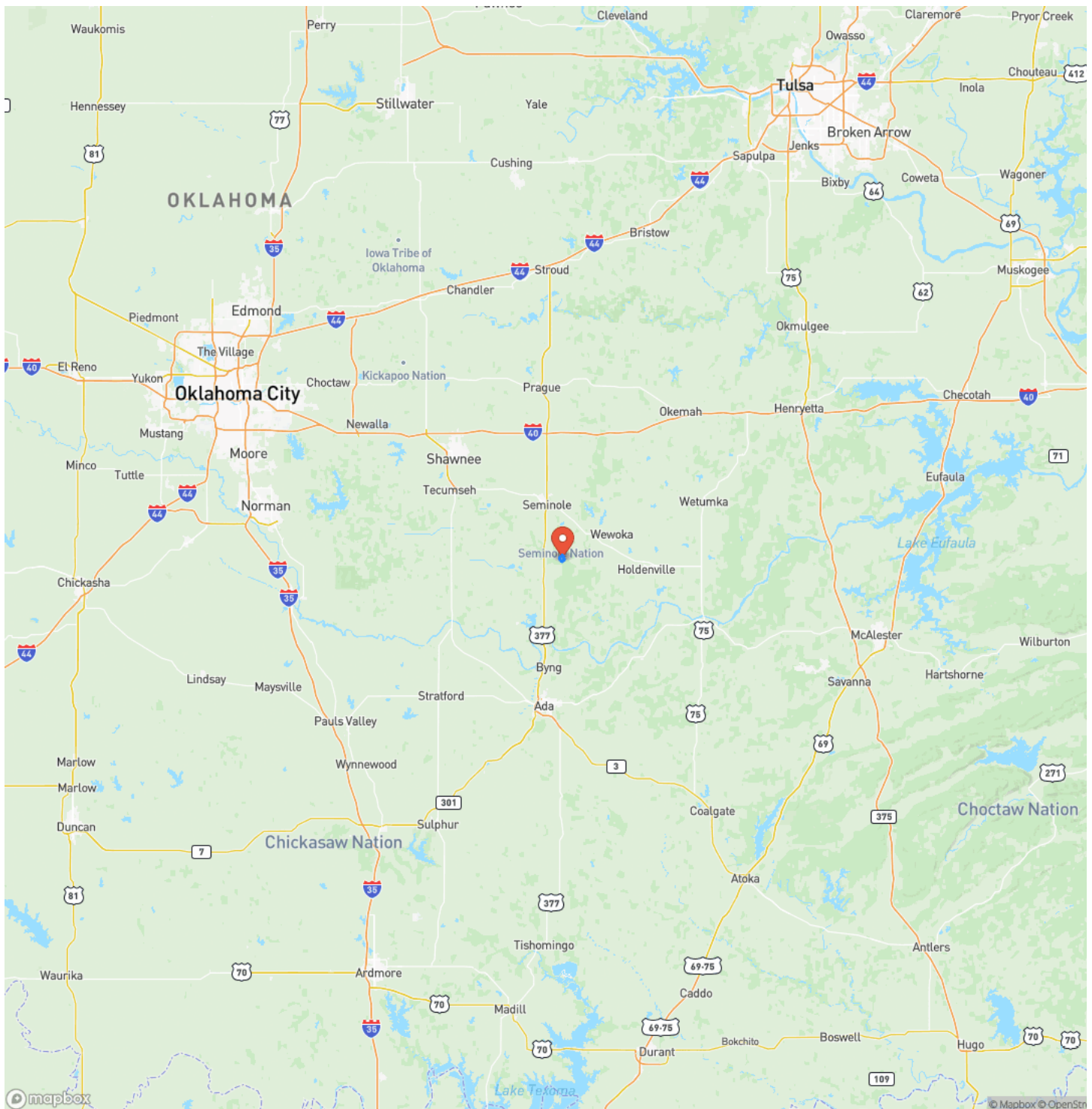
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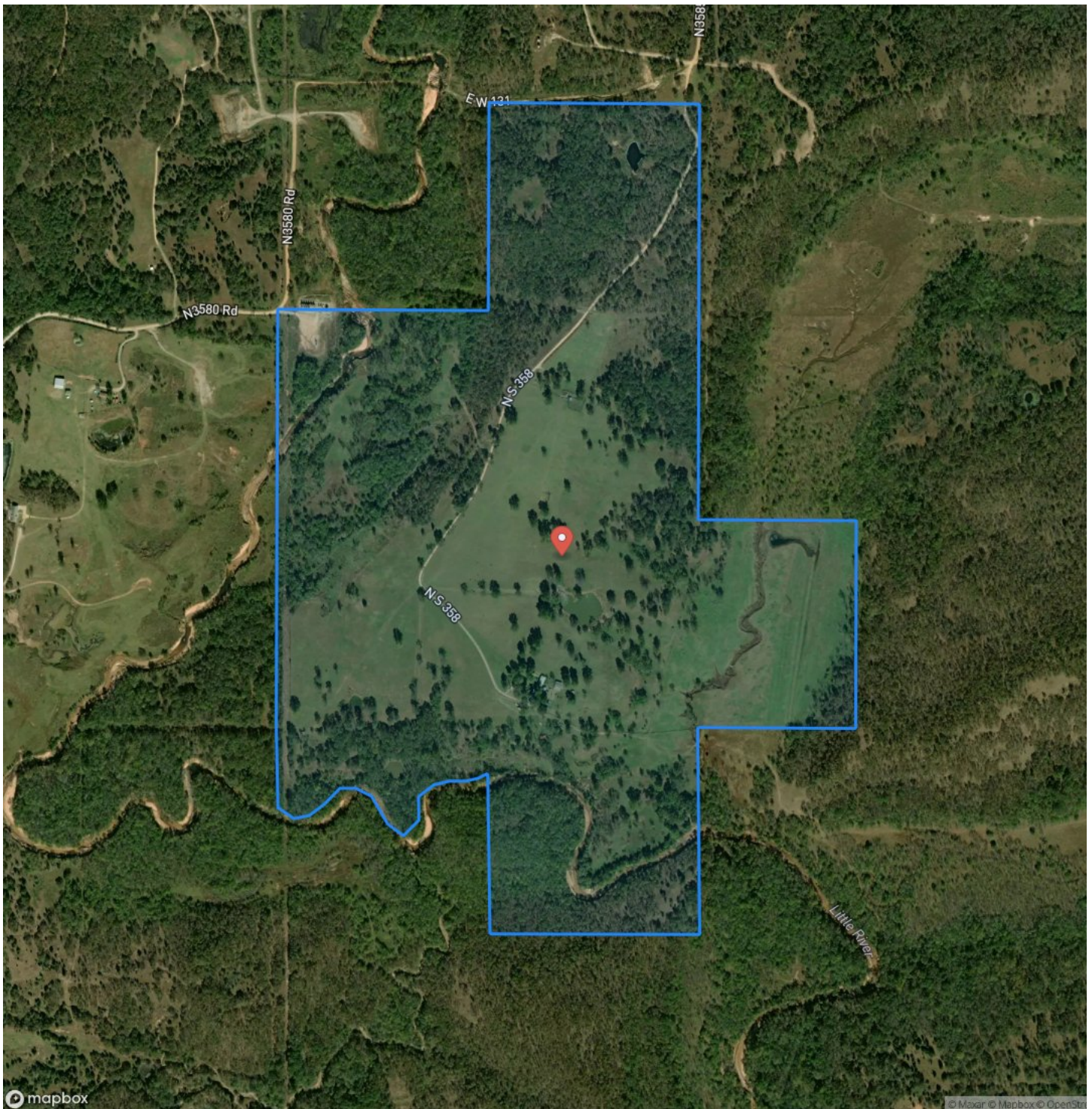
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

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Email

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Address

City / State / Zip

Kellyville, OK 74039

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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