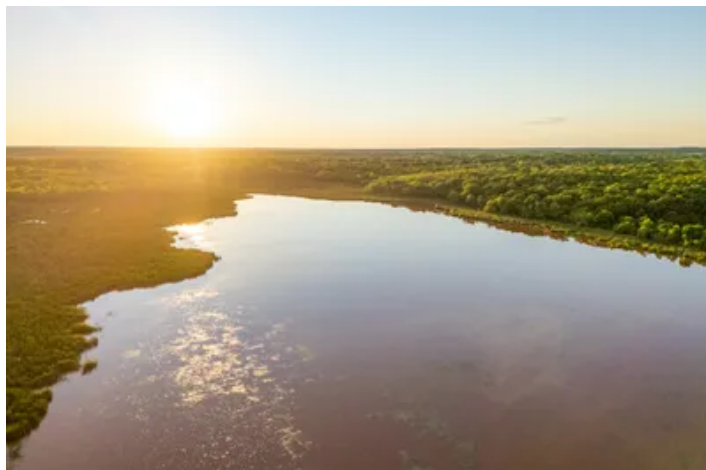


Sprig Valley Marsh
0000 N 3490 Rd
Maud, OK 74854

\$135,000
30± Acres
Pottawatomie County



Sprig Valley Marsh
Maud, OK / Pottawatomie County

SUMMARY

Address

0000 N 3490 Rd

City, State Zip

Maud, OK 74854

County

Pottawatomie County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

35.091428 / -96.795074

Acreage

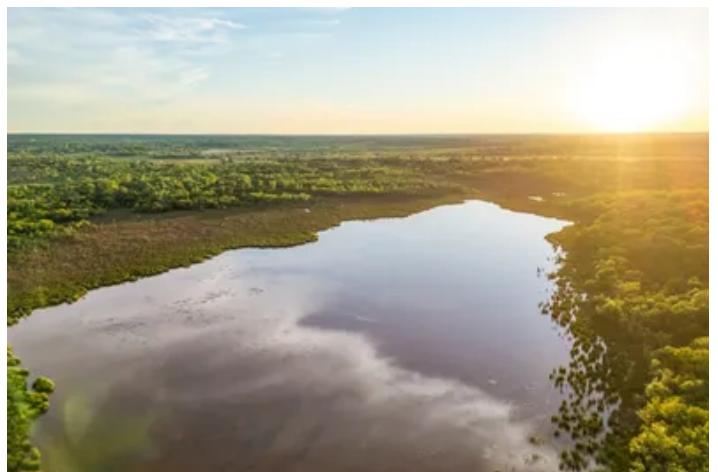
30

Price

\$135,000

Property Website

<https://arrowheadlandcompany.com/property/sprig-valley-marsh-pottawatomie-oklahoma/81373/>



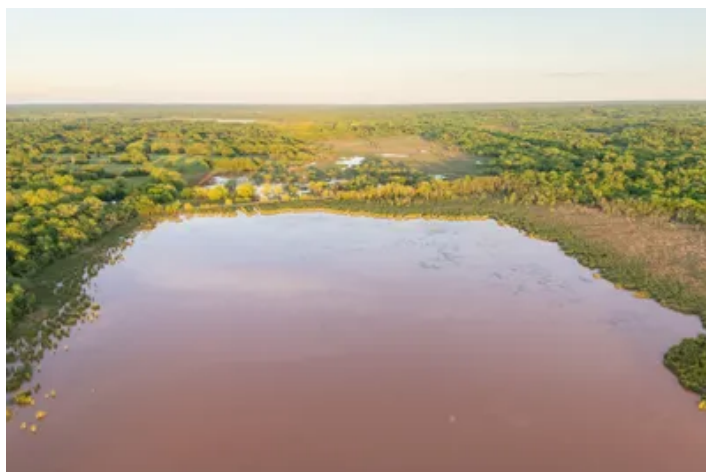
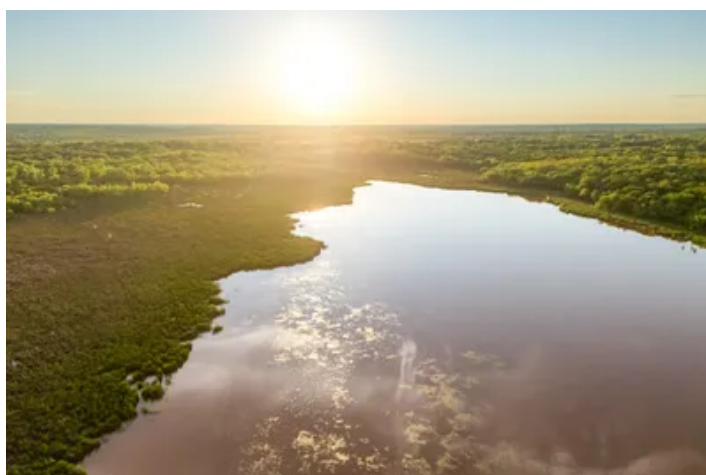
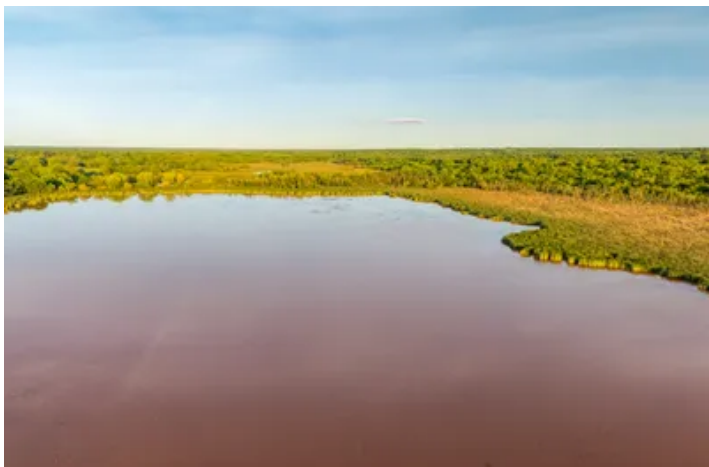
Sprig Valley Marsh

Maud, OK / Pottawatomie County

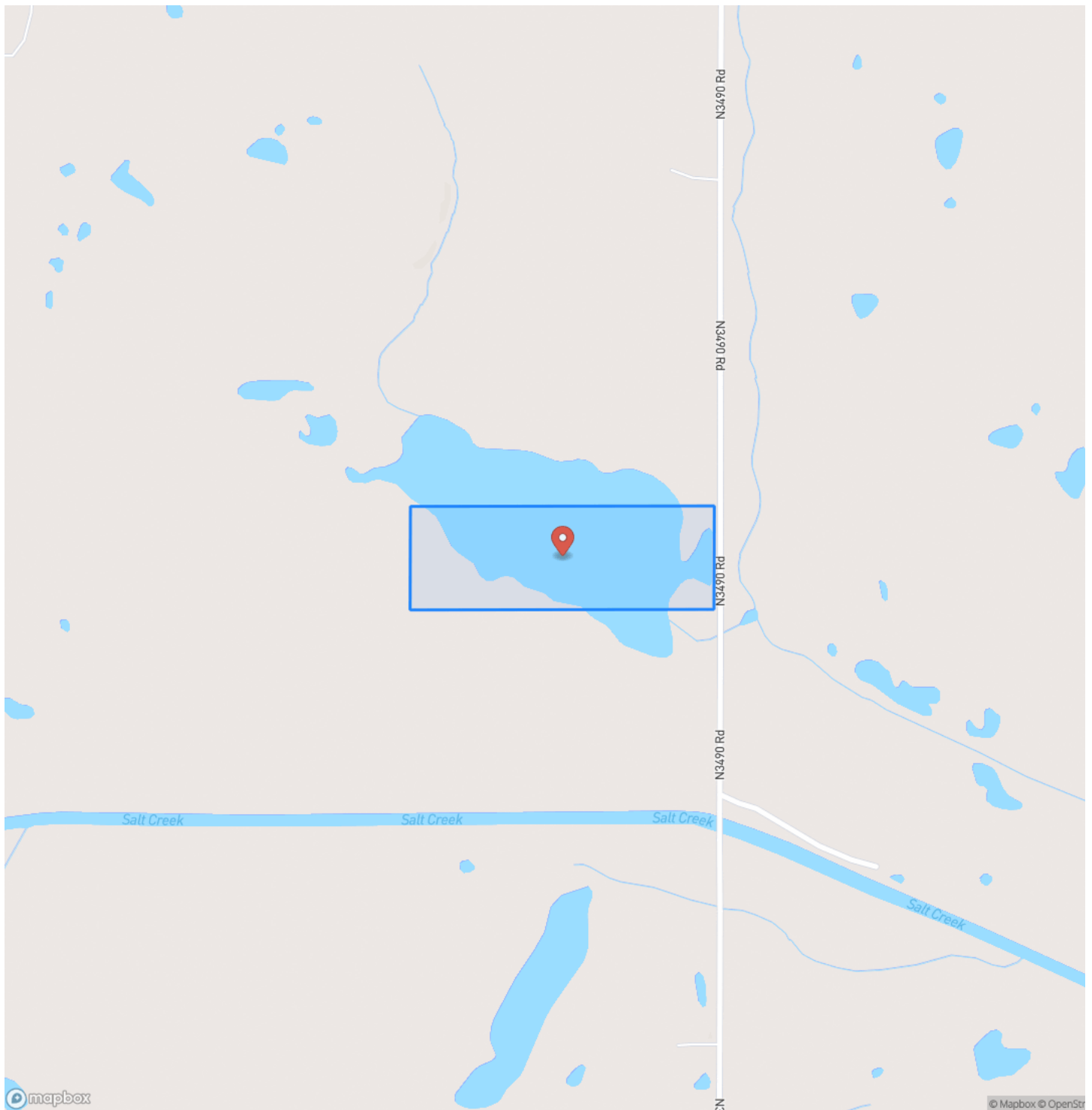
PROPERTY DESCRIPTION

Welcome to the Sprig Valley Marsh! Featuring 30 +/- acres located in Pottawatomie County, Oklahoma. This marsh offers unmatched waterfowl hunting. With a levee already running across the marsh it offers easy access to drive a side by side or even walk out there and put your blinds up and hunt. At the end of the 8' dike is a spot where you can turn around in a side by side or be utilized as a great blind location. This marsh is known to hold a bunch of birds, especially puddle ducks. Another awesome feature about this marsh is the largemouth bass population. This marsh has a good population of big largemouth bass. Don't miss out on owning this incredible duck hunting marsh. Located just 5 +/- mins from Maud, 20 +/- mins from Seminole, and only 30 +/- mins from Shawnee. All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065).

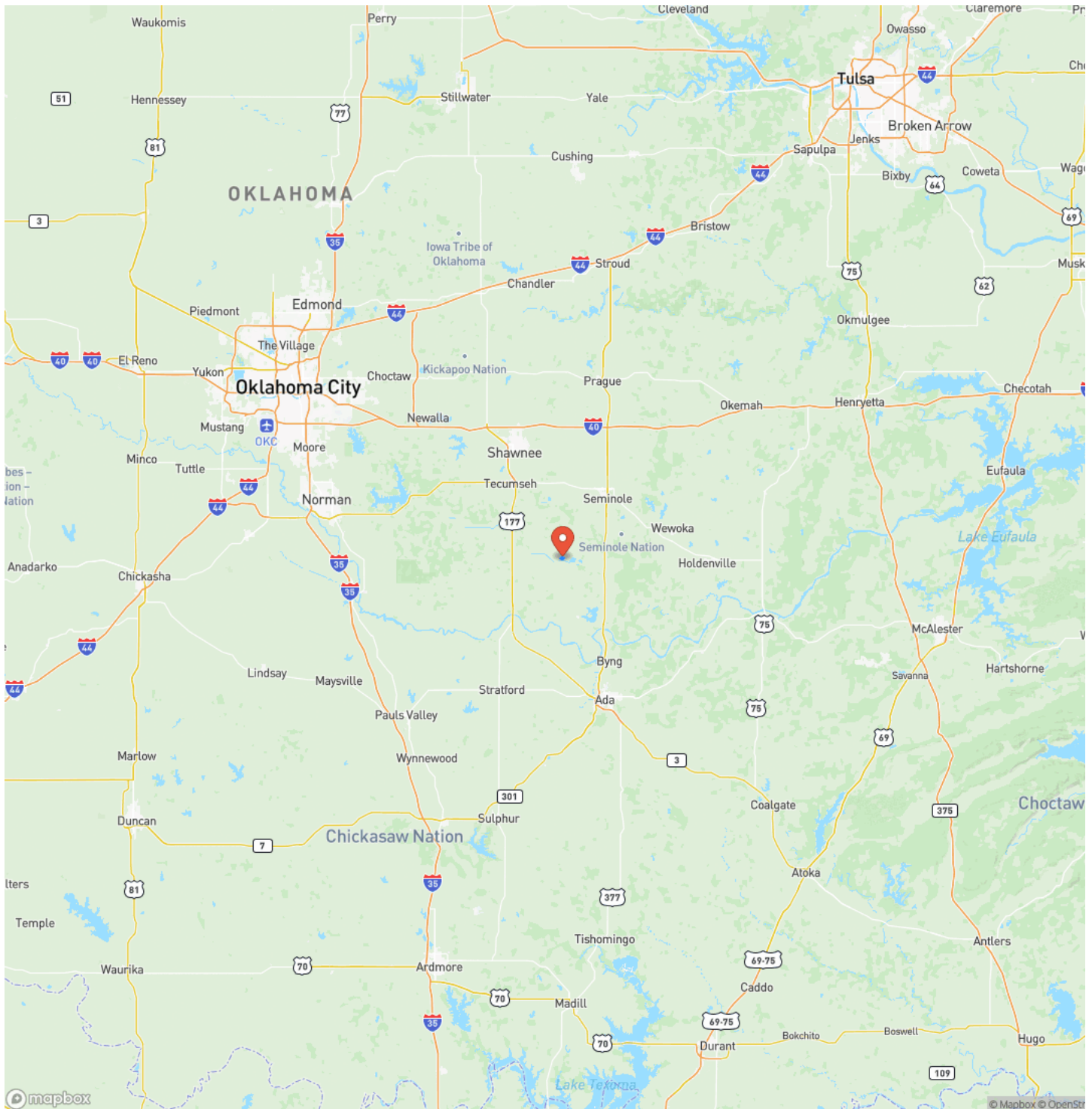
Sprig Valley Marsh
Maud, OK / Pottawatomie County



Locator Map



Locator Map



Satellite Map



Sprig Valley Marsh
Maud, OK / Pottawatomie County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steele Schwonke

Mobile

(918) 424-6065

Email

steele.schwonke@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.



www.arrowheadlandcompany.com

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.

Arrowhead Land Company
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Sapulpa, OK 74066
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