

East Little Walnut Creek Ranch
367024 E 1010 Rd
Boley, OK 74829

\$350,000
80± Acres
Okfuskee County



East Little Walnut Creek Ranch
Boley, OK / Okfuskee County

SUMMARY

Address

367024 E 1010 Rd

City, State Zip

Boley, OK 74829

County

Okfuskee County

Type

Hunting Land, Ranches, Undeveloped Land

Latitude / Longitude

35.555655 / -96.461324

Acreage

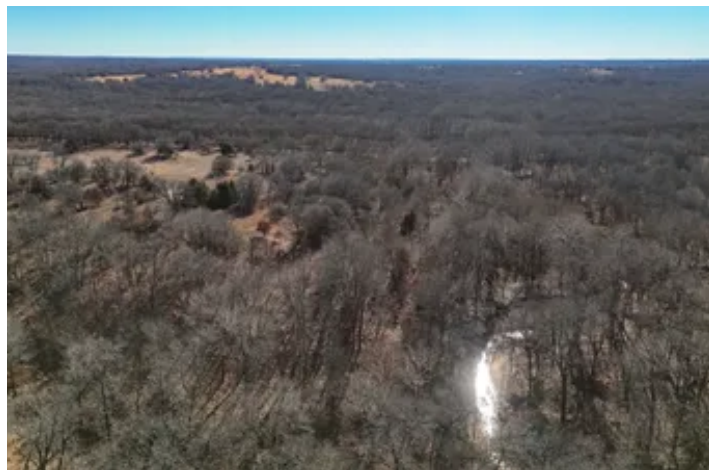
80

Price

\$350,000

Property Website

<https://arrowheadlandcompany.com/property/east-little-walnut-creek-ranch-okfuskee-oklahoma/70534/>

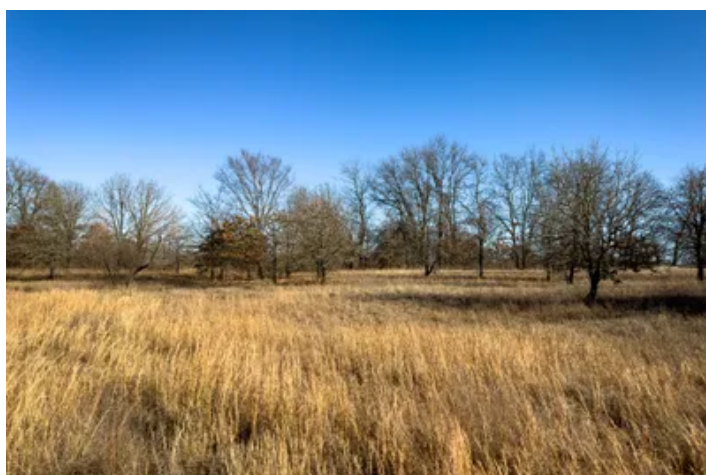


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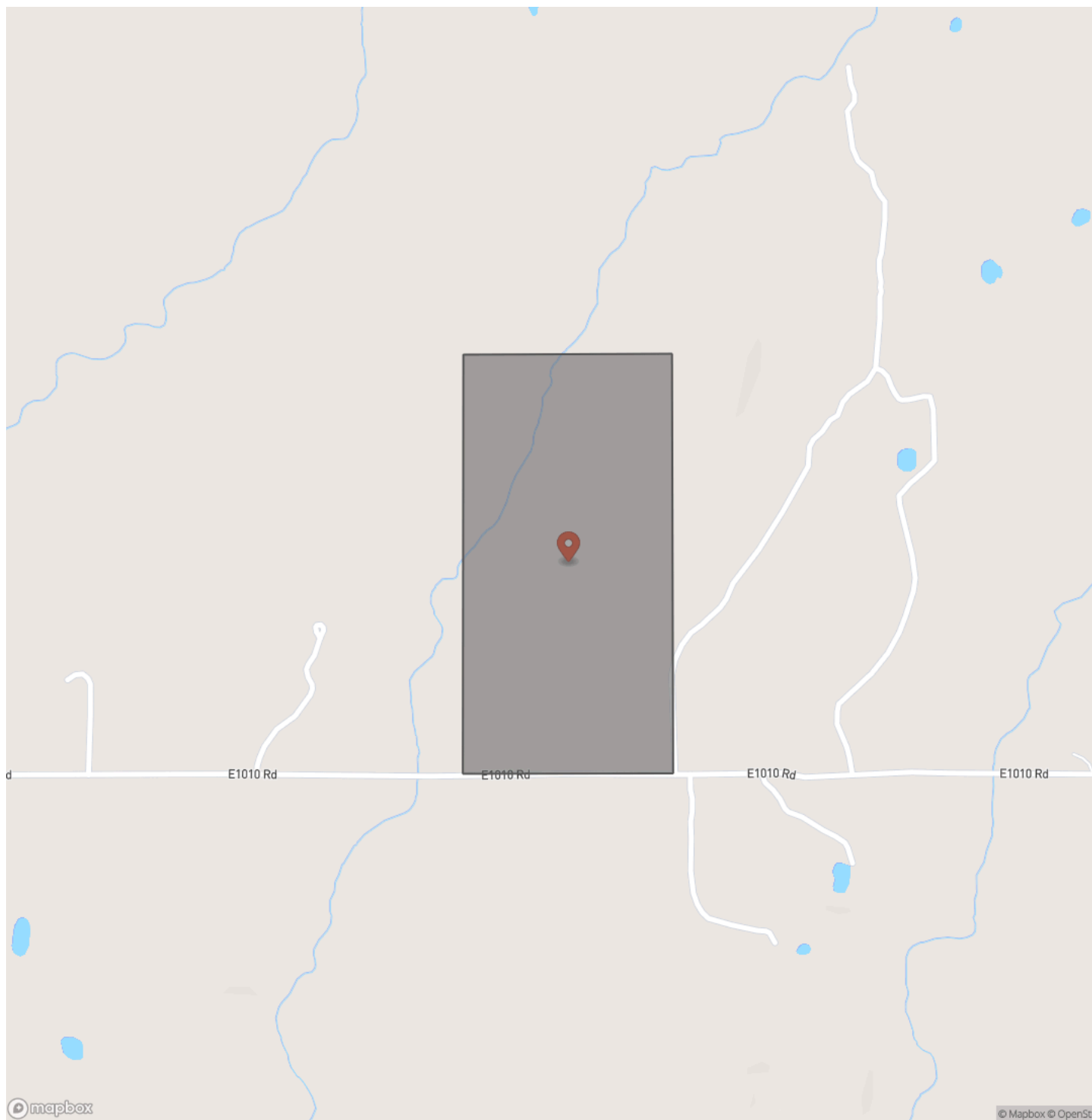
PROPERTY DESCRIPTION

Welcome to East Little Walnut Creek Ranch, a stunning 80 +/- acre property nestled in the heart of Okfuskee County, Oklahoma. This exceptional piece of land offers incredible opportunities for both hunters and ranchers. East Little Walnut Creek Ranch is truly a hunter's paradise. The property features a rich habitat ideal for mature whitetails, making it a premier spot for deer hunting. The presence of turkeys further enhances the hunting opportunities, providing a diverse and rewarding experience. With its fertile soil and varied terrain, the ranch is perfect for planting food plots, attracting and sustaining wildlife to elevate your hunting endeavors. Little Walnut Creek runs through the property, offering a valuable water resource. This creek not only provides a natural water source for wildlife and cattle but also enhances the ranch's scenic beauty. The property is equipped with power running to a brand-new concrete pad, perfect for a camper or RV. Situated next to the pad is a shed, ideal for storing equipment. Whether you're planning to build a hunting cabin, a family home, or take advantage of the ranching opportunities, this ranch provides the chance to do it all. East Little Walnut Creek Ranch is easily accessible while offering the seclusion you'd expect in the country. It strikes the perfect balance between convenience and privacy. Located just 10 +/- minutes from Boley, 25 +/- minutes from Okemah, and 50 +/- minutes from Shawnee. All showings are by appointment only. For more information or to schedule a private viewing, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311) or Owen Bellis at [\(918\) 367-7050](tel:9183677050).

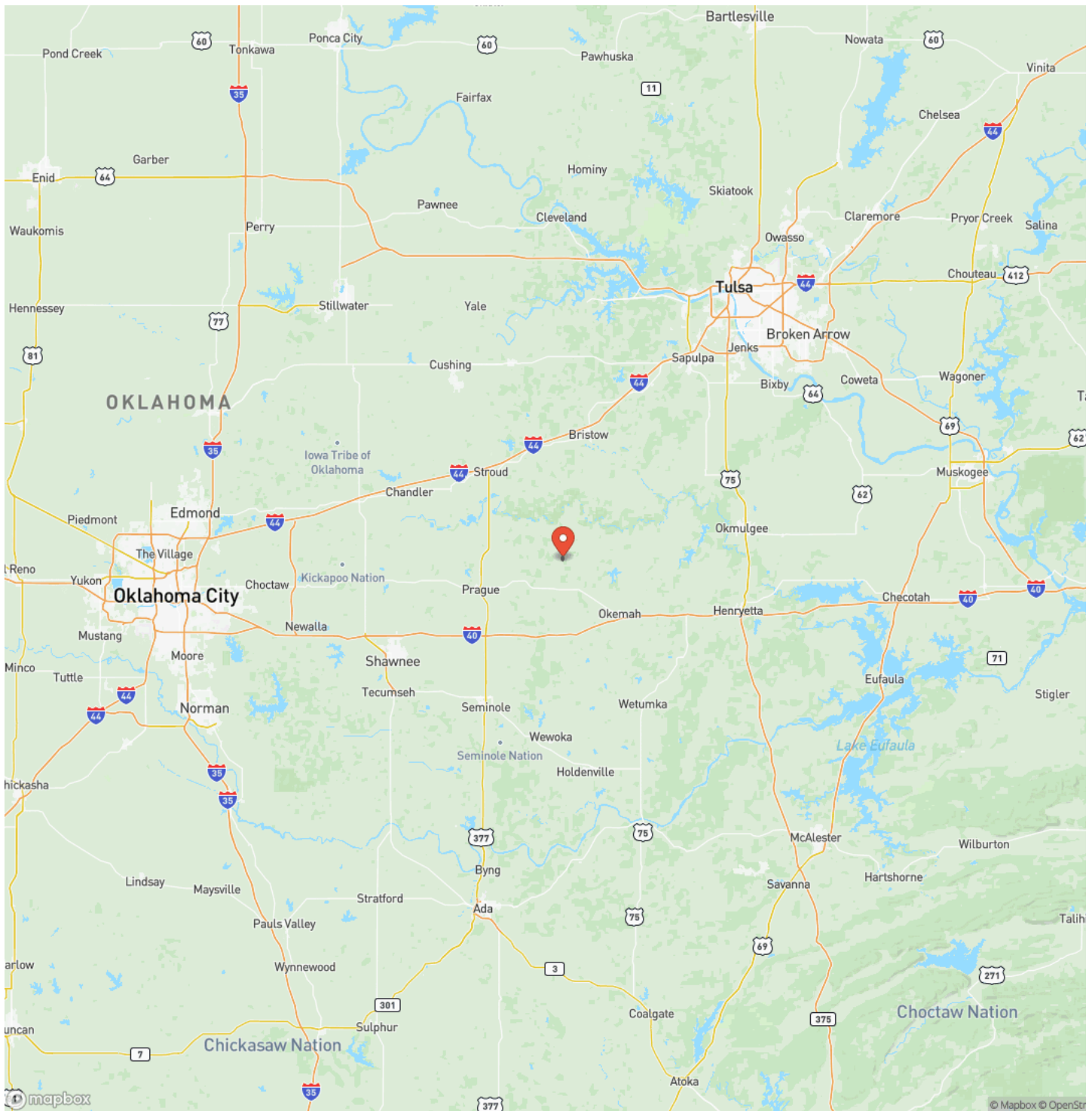
**East Little Walnut Creek Ranch
Boley, OK / Okfuskee County**



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

