

Porum Grassland Development
00 N S 436 St
Porum, OK 74455

\$220,800
48± Acres
Muskogee County



Porum Grassland Development
Porum, OK / Muskogee County

SUMMARY

Address

00 N S 436 St

City, State Zip

Porum, OK 74455

County

Muskogee County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

35.3572 / -95.2537

Acreage

48

Price

\$220,800

Property Website

<https://arrowheadlandcompany.com/property/porum-grassland-development-muskogee-oklahoma/112114/>



PROPERTY DESCRIPTION

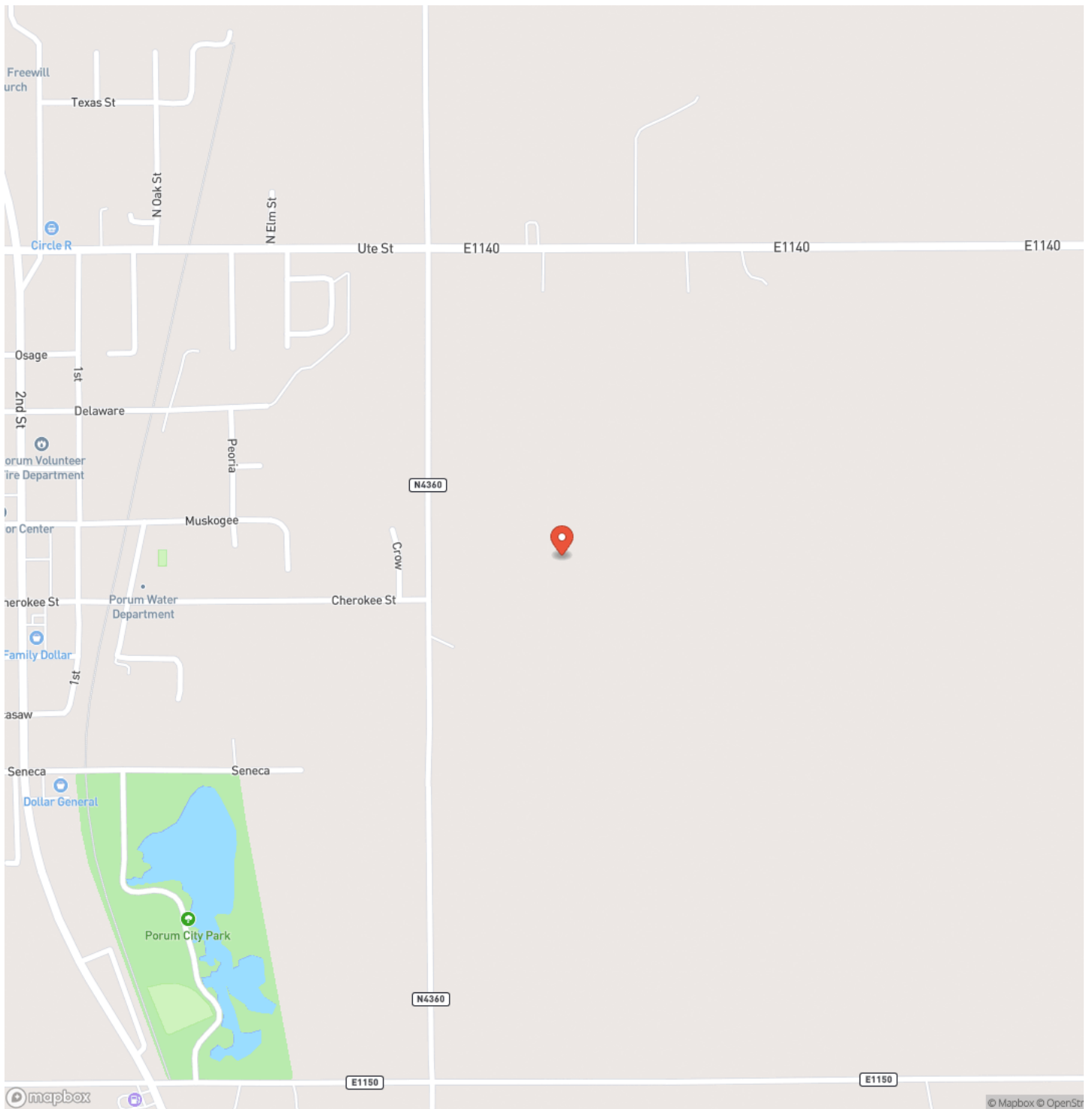
Located just outside the town of Porum, this 48+/- acre property in Muskogee County offers a great opportunity for productive pasture, accessibility, and recreational potential! The property features a fully fenced native grass pasture with two ponds, providing reliable water sources for livestock and wildlife. A wooded corner in the northeast portion of the property adds habitat for deer and other native game. With paved road frontage, electricity available at the road, and water nearby, this tract is well-positioned for future improvements or continued agricultural use. The established native grasses make it an excellent choice for cattle or other livestock, while its location just outside the city limits creates potential opportunities for development! Just minutes from Lake Eufaula, you'll have convenient access to some of Oklahoma's best fishing, boating, and lakeside recreation. Whether you're looking to expand your ranching operation, build your dream home, or invest in a versatile piece of Oklahoma land, this property offers the convenience of town with the freedom and potential of country living! The property is located 6+/- miles from Bixby Creek on Lake Eufaula, 8+/- miles from Whitefield and 30+/- miles from Muskogee. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Bret Horn at [\(580\) 737-0111](tel:5807370111).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

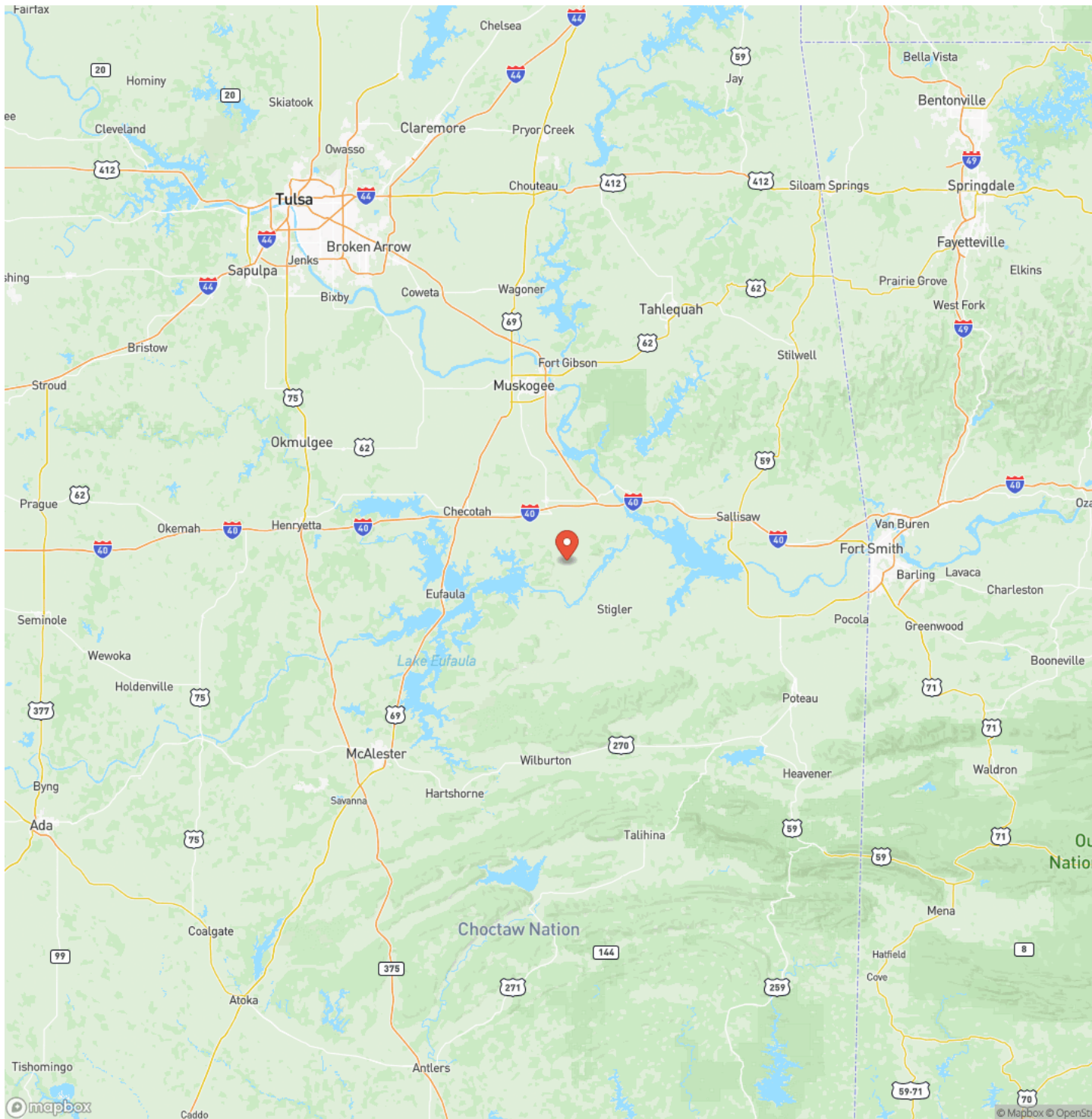
Porum Grassland Development
Porum, OK / Muskogee County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE
 For more information contact:



Representative
 Bret Horn

Mobile
 (580) 737-0111

Email
 bret.horn@arrowheadlandcompany.com

Address
 City / State / Zip

NOTES

Multiple horizontal lines for notes.

[illegible]

<https://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
<https://arrowheadlandcompany.com/>

