

**Middle Duck Creek Acres**  
McNabb Dr  
Mounds, OK 74047

**\$102,999**  
8.530± Acres  
Creek County



**Middle Duck Creek Acres  
Mounds, OK / Creek County**

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**SUMMARY**

**Address**

McNabb Dr

**City, State Zip**

Mounds, OK 74047

**County**

Creek County

**Type**

Hunting Land, Recreational Land, Timberland, Undeveloped Land

**Latitude / Longitude**

35.8663 / -96.0592

**Acreage**

8,530

**Price**

\$102,999

**Property Website**

<https://arrowheadlandcompany.com/property/middle-duck-creek-acres-creek-oklahoma/99474/>



## Middle Duck Creek Acres Mounds, OK / Creek County

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### **PROPERTY DESCRIPTION**

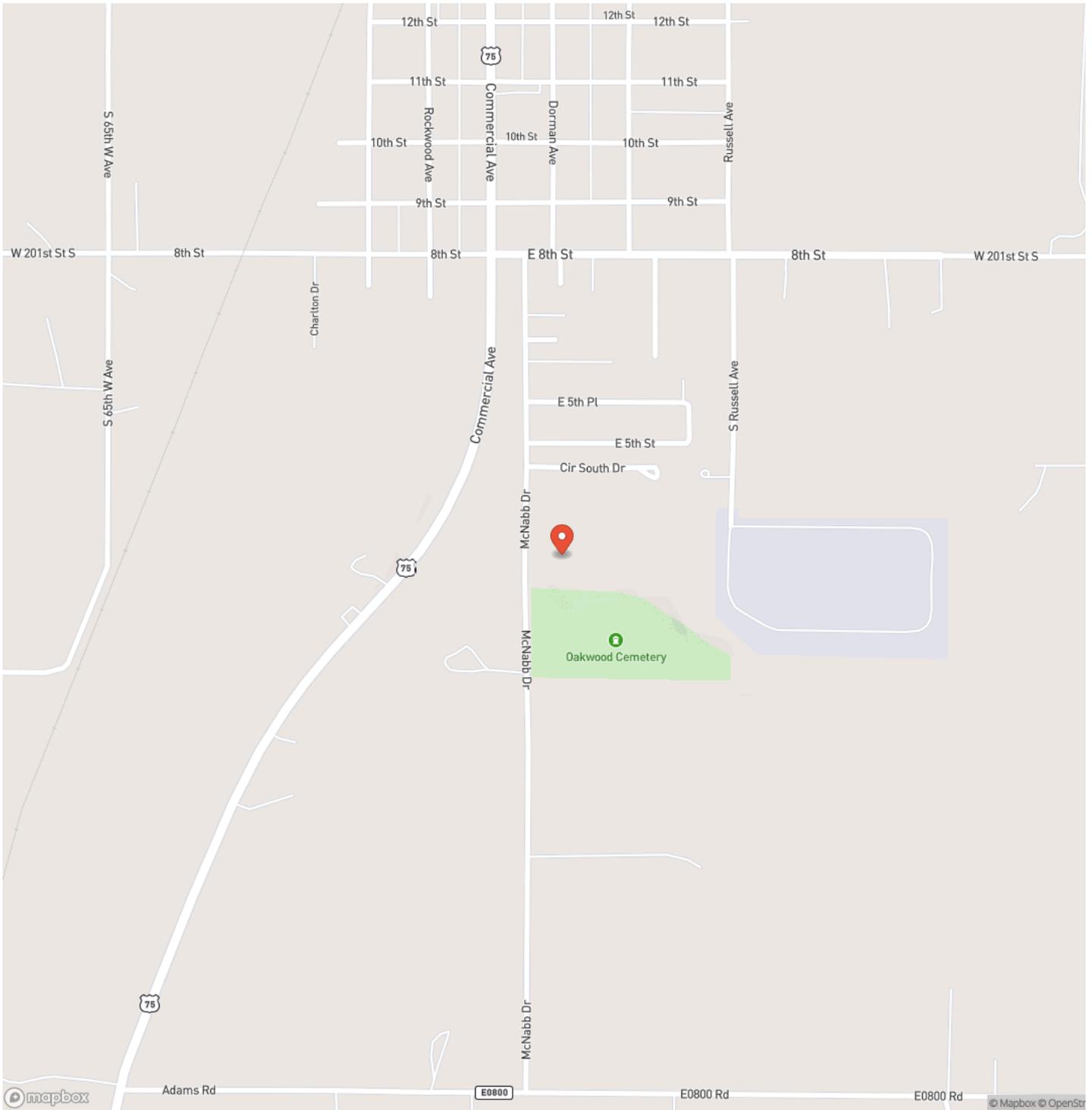
Welcome to this premiere 8.53 +/- acre investment tract in Creek County, Oklahoma! Featuring mature timber throughout, the land provides privacy, natural beauty, and wildlife habitat! A pond and creek add to the property's charm, creating a peaceful setting for the potential of your future home, weekend retreat, or small acreage investment. With having such great habitat, this property also presents an opportunity for small acreage hunting. Located just outside of town with paved road frontage, you'll enjoy easy access while still having the space and seclusion you've been looking for. With close proximity to Tulsa, this property offers the rare opportunity to own property in a quiet rural setting without sacrificing convenience to amenities. If you're looking to invest in a small tract or possibly build a structure, this property could be the one for you! It is located 9+/- miles from Glenpool, 21+/- miles from Okmulgee and 32+/- miles from Bristow! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis [\(539\) 238-7693](tel:5392387693) . 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.



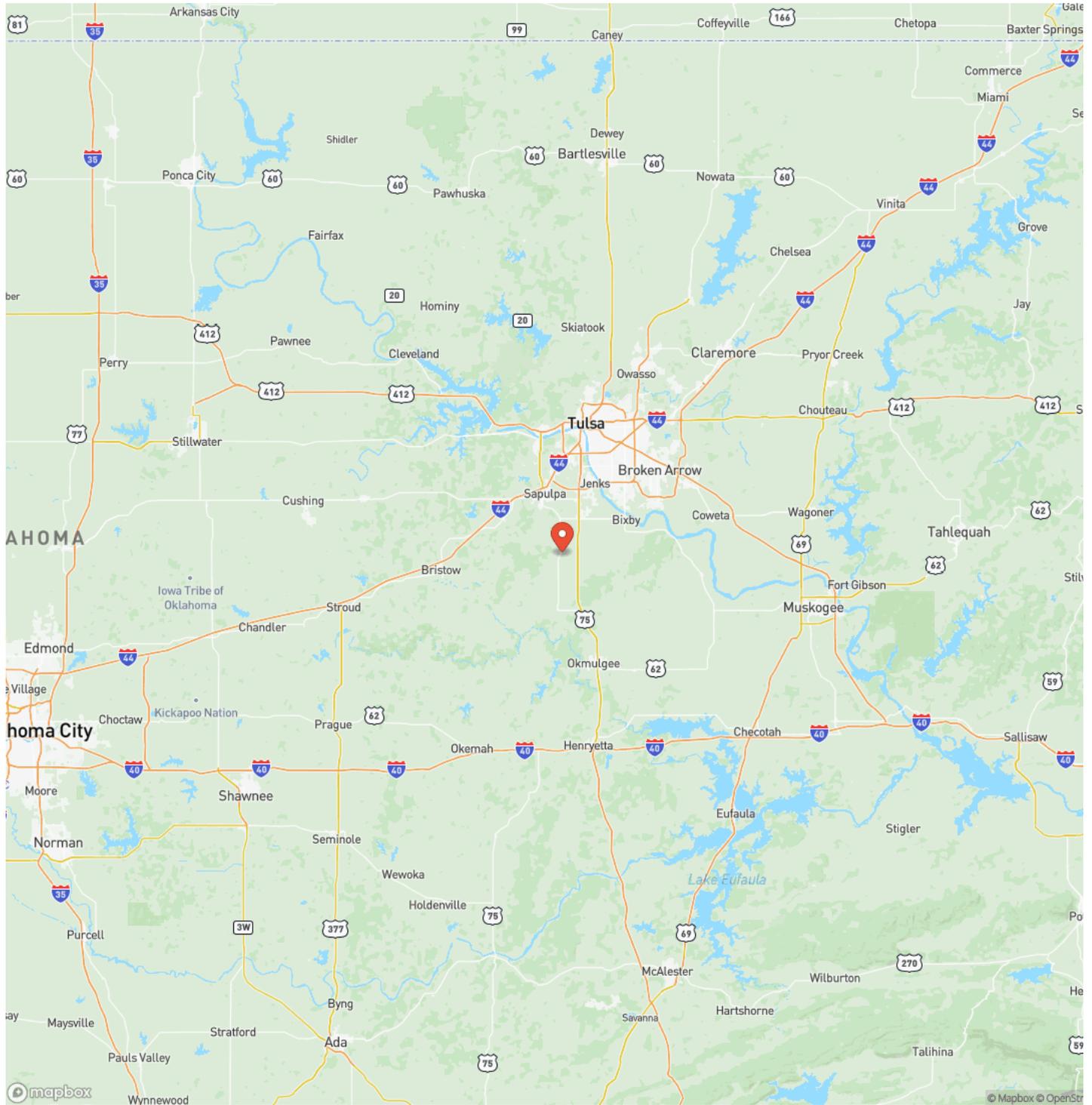
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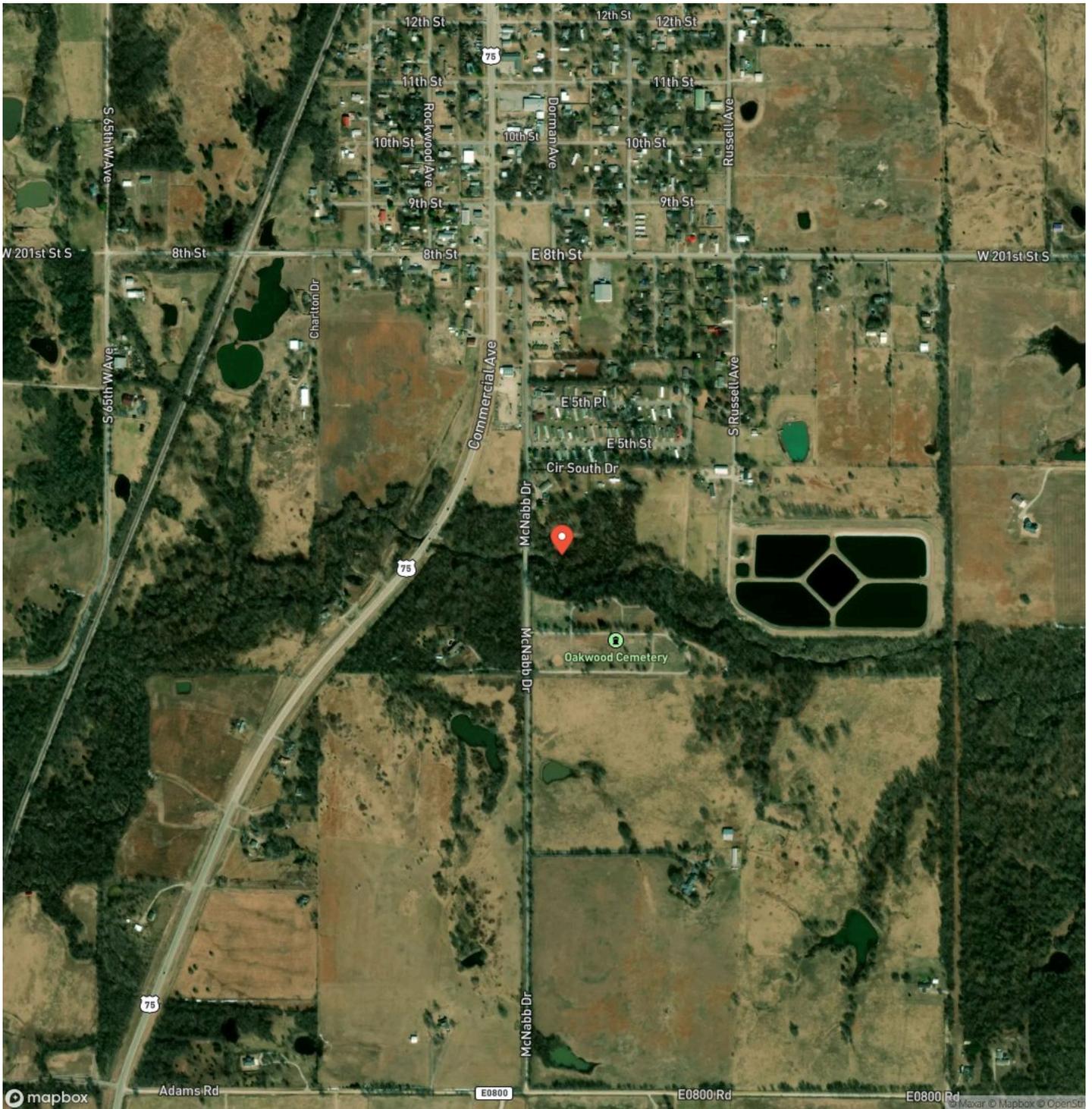
# Locator Map



# Locator Map



## Satellite Map







## **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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