

Tract 4 Shady Grove Ranch
TBD
Wardville, OK 74576

\$720,000
160± Acres
Atoka County



**Tract 4 Shady Grove Ranch
Wardville, OK / Atoka County**

SUMMARY

Address

TBD

City, State Zip

Wardville, OK 74576

County

Atoka County

Type

Hunting Land, Ranches, Recreational Land, Timberland,
Undeveloped Land

Latitude / Longitude

34.5968 / -96.07035

Acreage

160

Price

\$720,000

Property Website

<https://arrowheadlandcompany.com/property/tract-4-shady-grove-ranch-atoka-oklahoma/100429/>



Tract 4 Shady Grove Ranch Wardville, OK / Atoka County

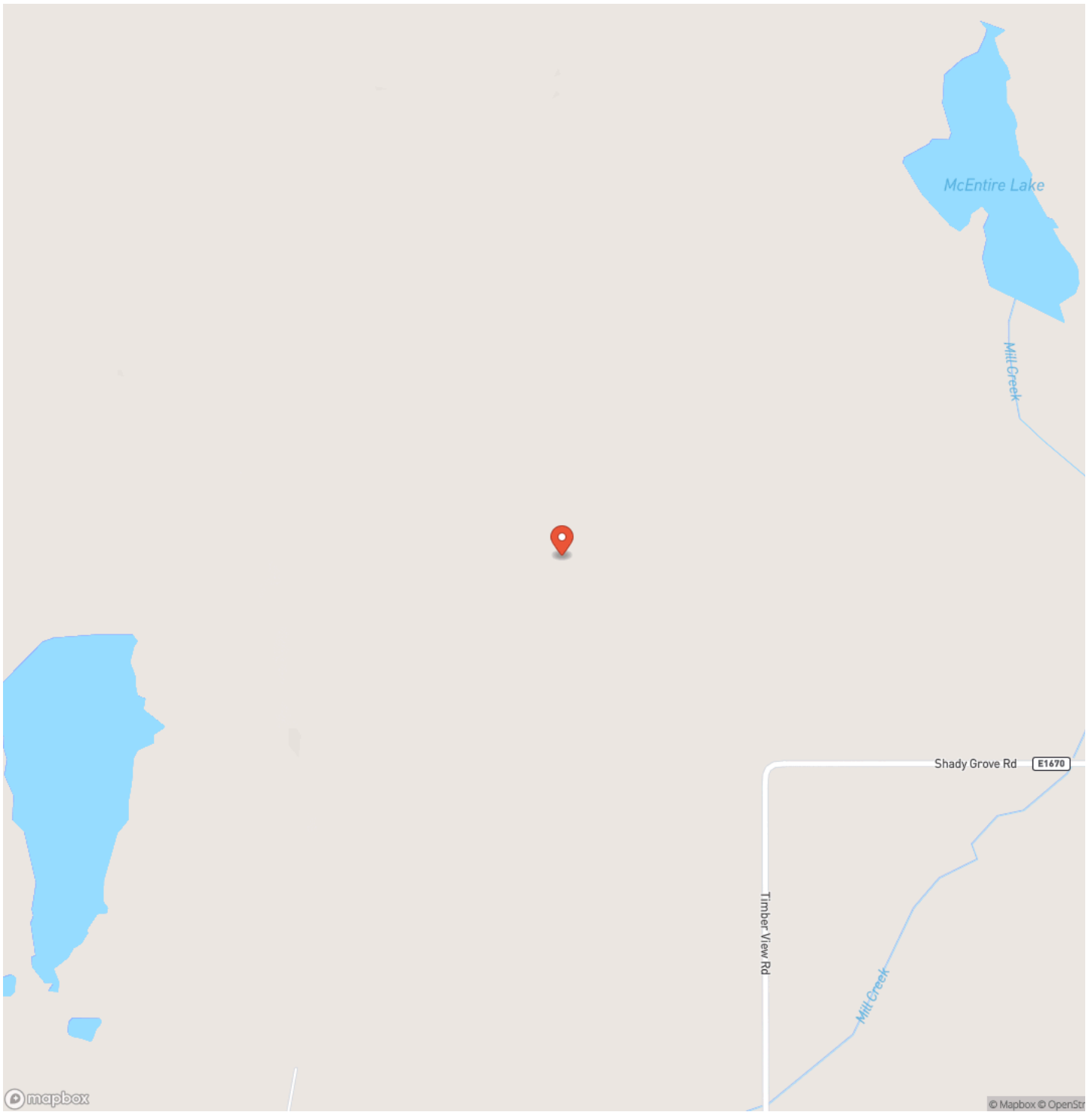
PROPERTY DESCRIPTION

Welcome to Tract 4 of Shady Grove Ranch, a 160+/- acre hunting property located in Atoka County, Oklahoma! Situated just north of Tract 5, this tract offers outstanding wildlife habitat, established hunting setups, and the opportunity to enjoy a well-managed recreational property in a great area of Southeastern Oklahoma. The property is covered in mature timber, providing excellent cover and ideal habitat for wildlife. This area has a strong reputation for quality deer hunting, and the natural layout of the land creates great travel corridors for whitetails moving through the timber and along the terrain features. Blinds and feeders are already in place, allowing the next owner to step in and enjoy the property right away. The ranch also supports a healthy population of Eastern wild turkeys, making it a great property for both deer and turkey hunting. Several natural openings throughout the property create excellent locations for food plots, giving the new owner the ability to further enhance the hunting potential. These areas could also be restored back to native grasses, which would provide additional bedding cover and improve habitat for deer, turkey, and other wildlife. A creek runs through the property and holds water, providing a dependable water source for wildlife and adding diversity to the habitat. In addition, the property features a pond that serves as another valuable water source, helping attract and hold wildlife throughout the year. The property features rolling ridges, creek bottom areas, and good topography, creating natural funnels and travel routes that hunters look for when setting up stands and blinds. These terrain features not only improve hunting opportunities but also add character and diversity to the property. This is a perfect blank canvas for the next owner to build a cabin or hunting camp if desired! The property is located 30+/- minutes from Atoka, 2 hours and 5+/- from Tulsa, and 2 hours and 25+/- minutes from Dallas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050). 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.

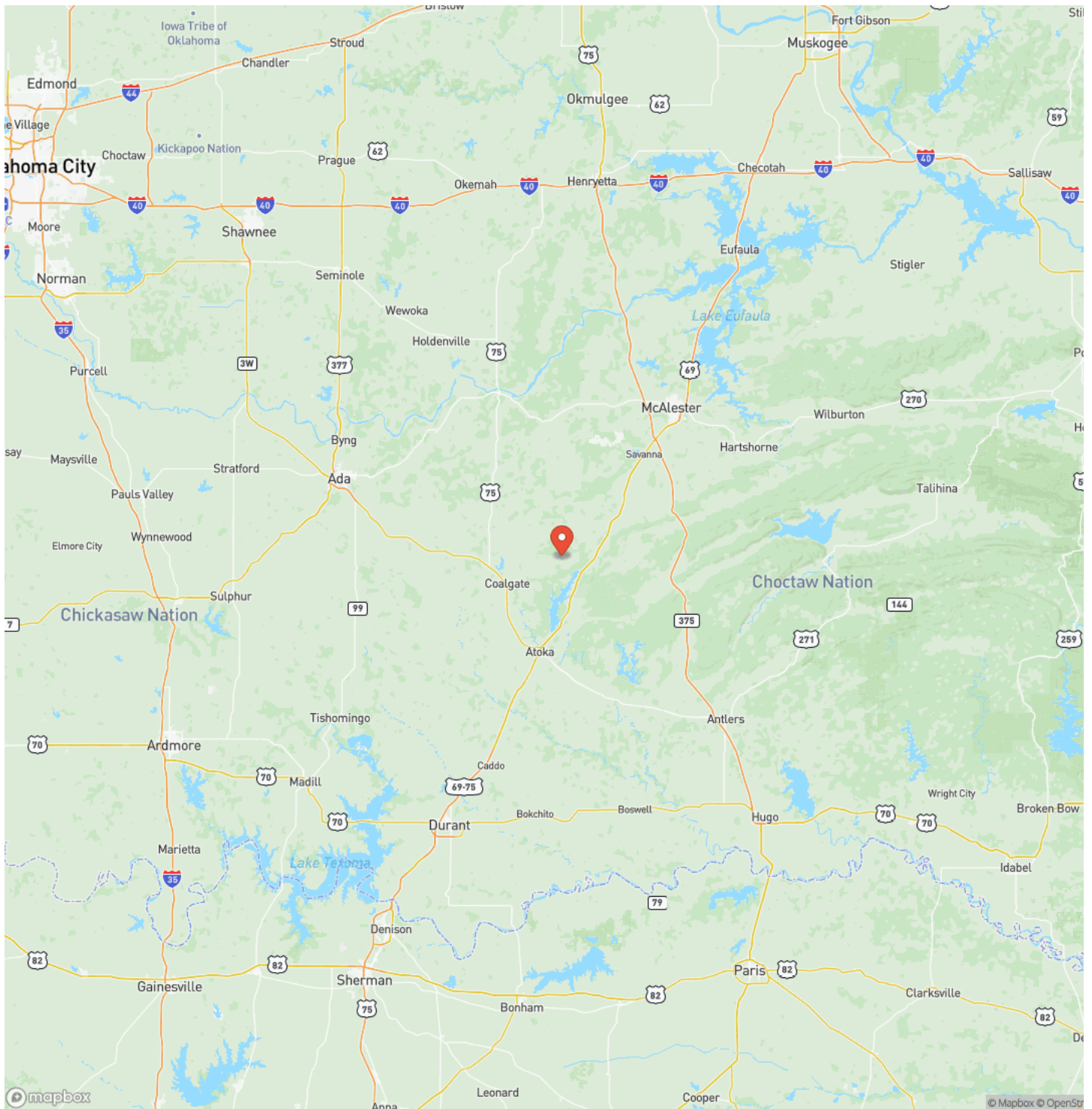
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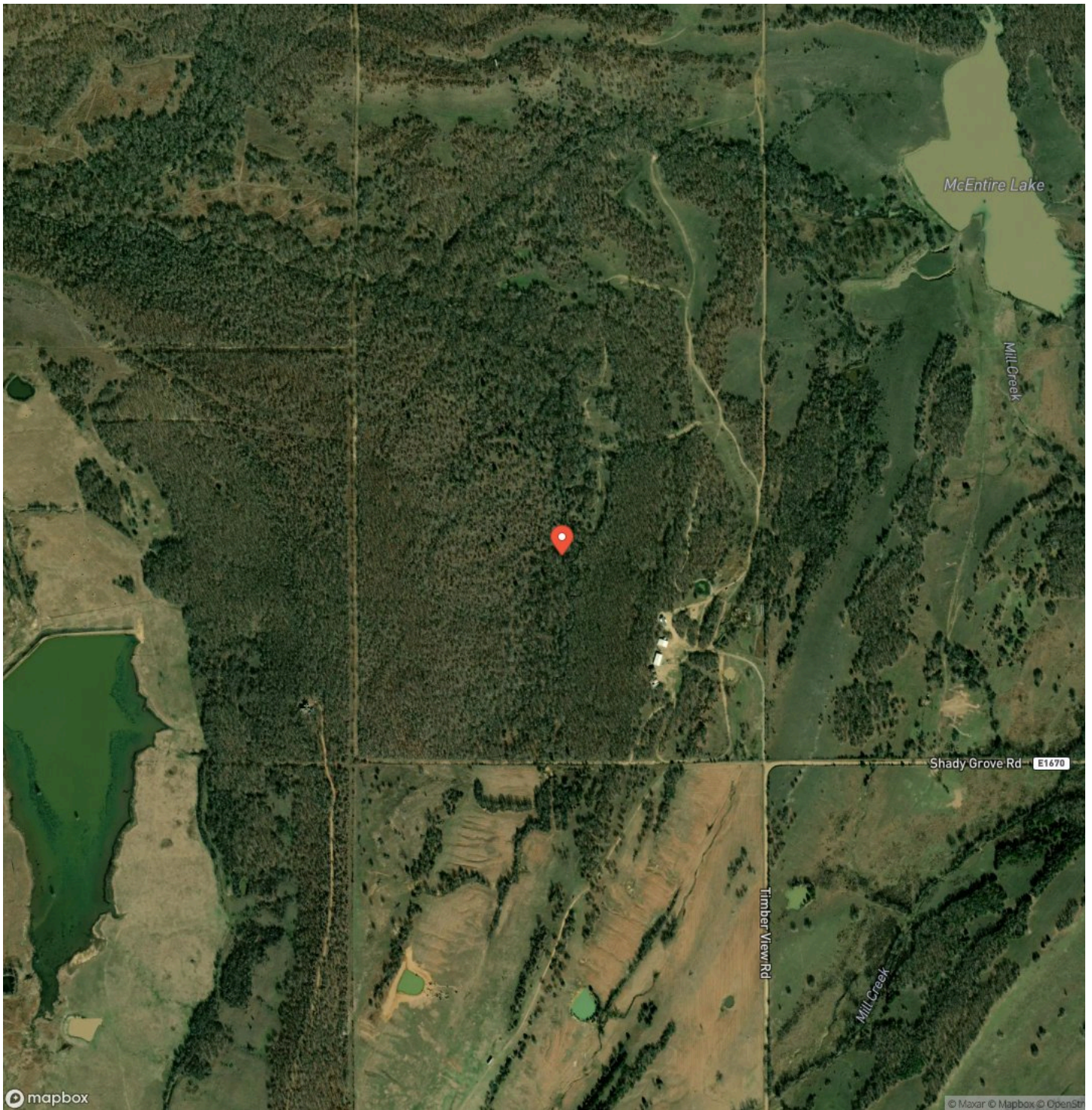
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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