

Tract 1 Crooked Oak Farm
E County Rd 1639
Wynnewood, OK 73098

\$200,000
40± Acres
Garvin County



**Tract 1 Crooked Oak Farm
Wynnewood, OK / Garvin County**

SUMMARY

Address

E County Rd 1639

City, State Zip

Wynnewood, OK 73098

County

Garvin County

Type

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

Latitude / Longitude

34.637607 / -97.208361

Acreage

40

Price

\$200,000

Property Website

<https://arrowheadlandcompany.com/property/tract-1-crooked-oak-farm-garvin-oklahoma/103474/>



Tract 1 Crooked Oak Farm Wynnewood, OK / Garvin County

PROPERTY DESCRIPTION

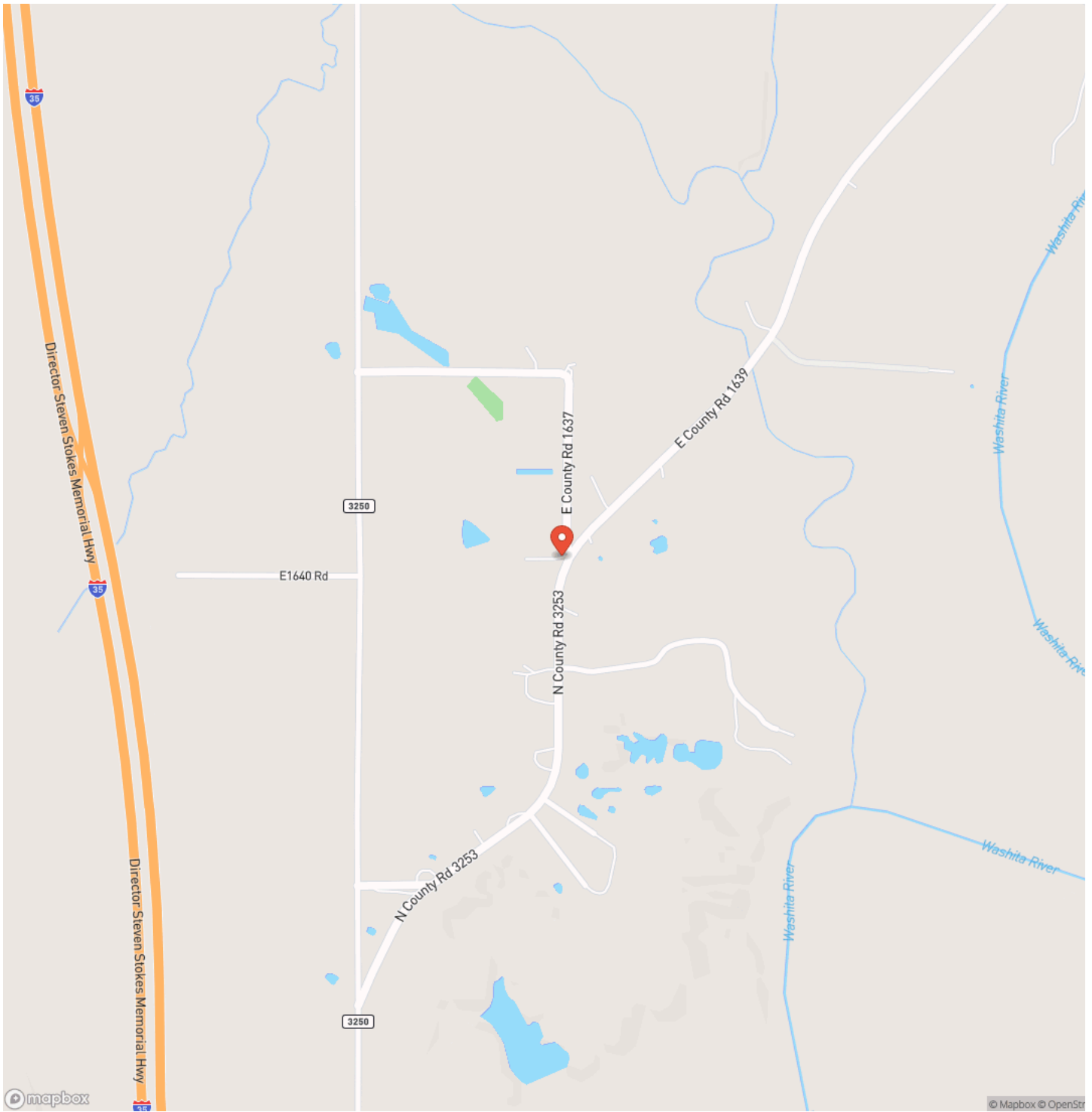
Take a look at Tract 1 of Crooked Oak Farm; a versatile, multi-use 40+/- acre property located in Garvin County, Oklahoma, offering the perfect balance of ranching and recreational opportunities! Fully fenced and ready for livestock, this tract is ideal for running cattle while also providing excellent hunting potential. The land features a mix of gently rolling terrain, with open pastures suited for grazing and pockets of timber that create natural cover for wildlife. A pond sits near the center of the property, complemented by a stream winding through the wooded areas, providing reliable water sources for both livestock and game. Improvements include a fenced pen for working or holding cattle, along with gated access for added security and convenience. Whether you're looking to expand your operation, start a small cattle setup, or enjoy a private hunting retreat, this property offers the flexibility to meet your needs. This property is located just 4+/- minutes from Wynnewood, 12+/- minutes from Pauls Valley, and 1 hour and 2 +/- minutes from OKC. 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.

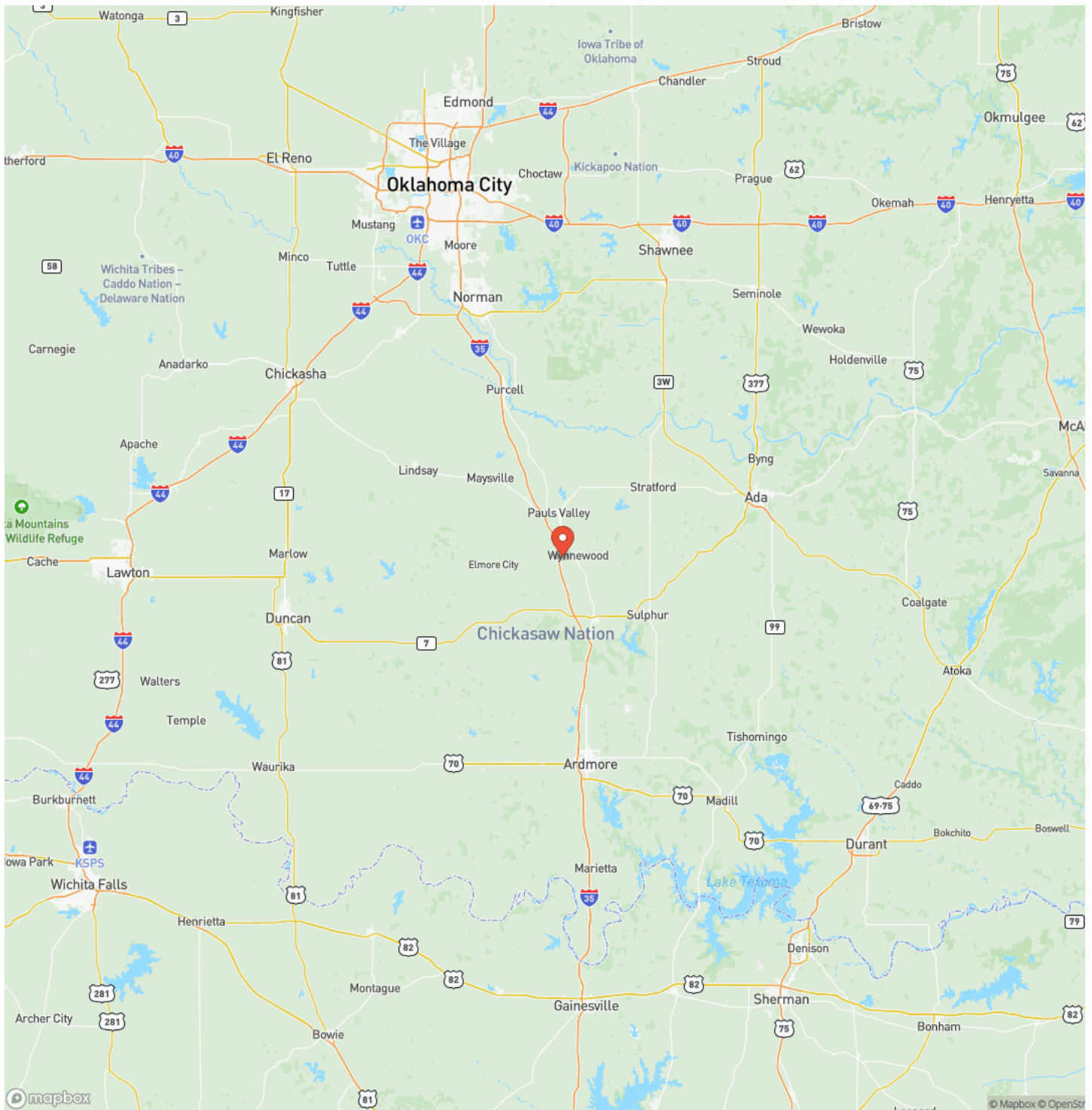
**Tract 1 Crooked Oak Farm
Wynnewood, OK / Garvin County**



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

