

Cozy Cabin With Great Hunting
39028 W 61st St. S
Mannford, OK 74044

\$200,000
40± Acres
Creek County



Cozy Cabin With Great Hunting Mannford, OK / Creek County

SUMMARY

Address

39028 W 61st St. S

City, State Zip

Mannford, OK 74044

County

Creek County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

36.074115 / -96.430028

Acreage

40

Price

\$200,000

Property Website

<https://arrowheadlandcompany.com/property/cozy-cabin-with-great-hunting-creek-oklahoma/83337/>

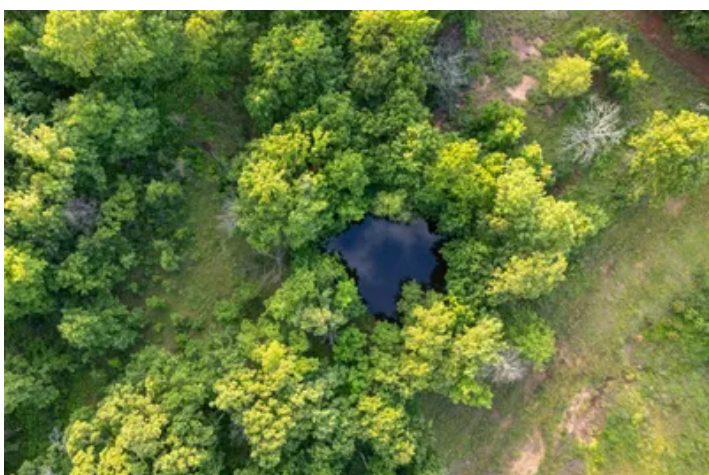
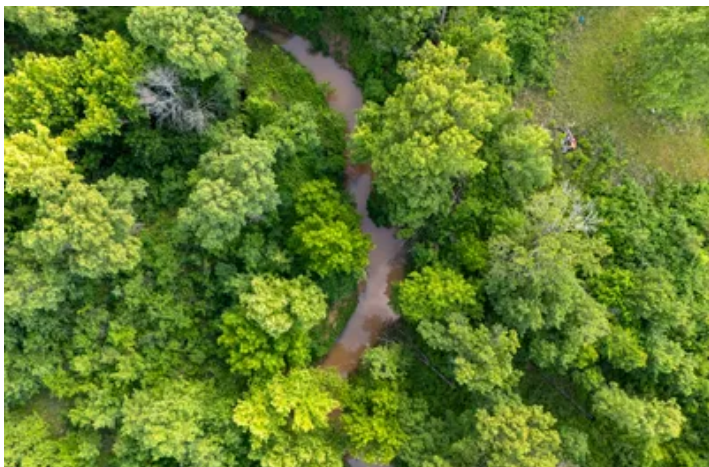


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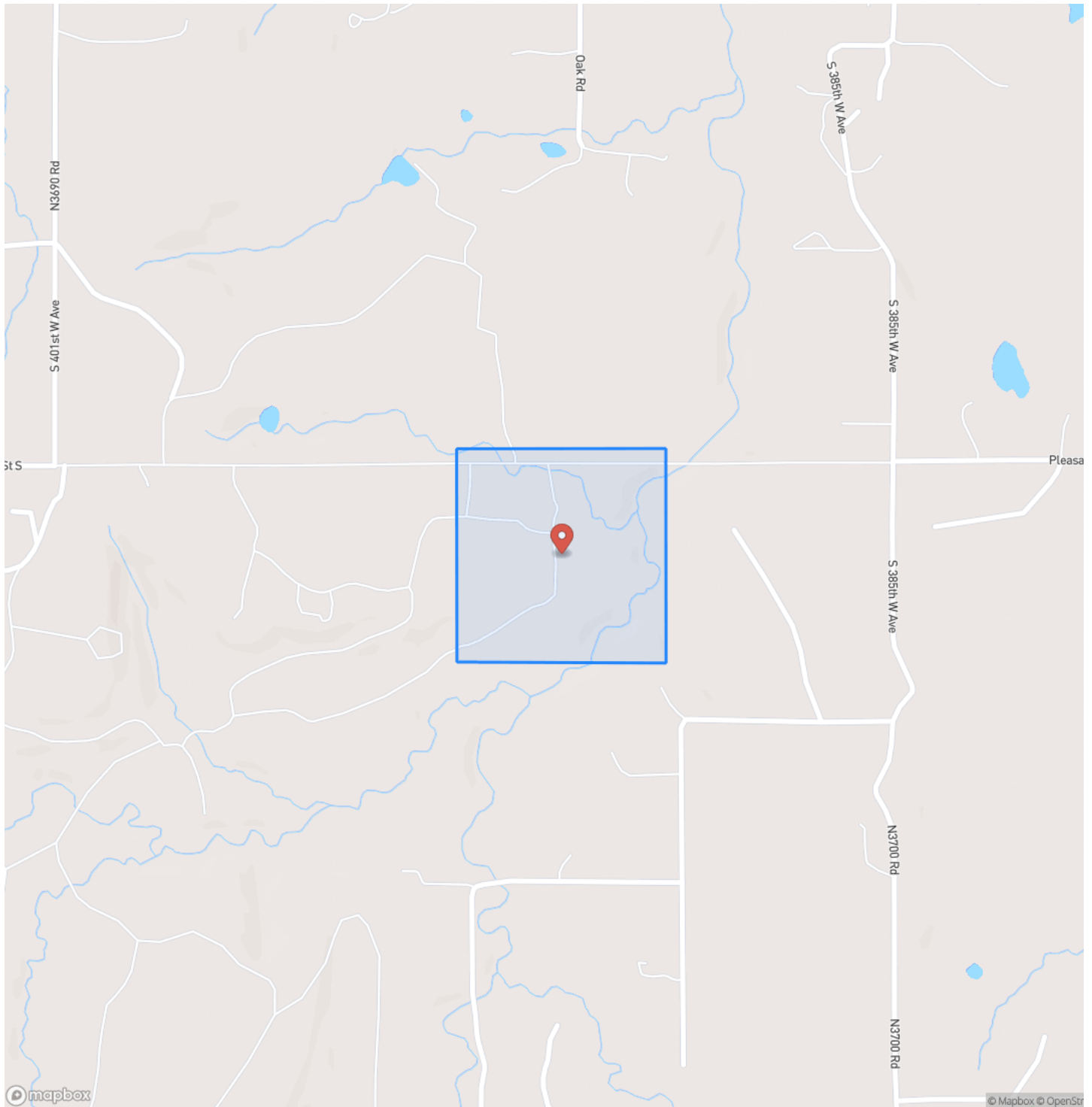
PROPERTY DESCRIPTION

Located at the end of a quiet dead-end road in Creek County, Oklahoma, this 40 ± acre property offers the perfect combination of seclusion and convenience. Power and rural water are already available on-site, and a cozy cabin—just waiting to be finished on the inside—sits tucked in a peaceful setting, offering the perfect start to your weekend retreat or future home. The land is loaded with incredible deer hunting opportunities, with ideal locations throughout for planting lush food plots. A scenic wet-weather creek winds through the property, and there's one existing pond with potential to build several more. Rolling terrain, mature timber, and multiple prime build sites create endless possibilities for recreation, relaxation, or full-time living. Located just minutes from Keystone Lake, you'll enjoy excellent fishing, boating, and water sports right down the road. This is a rare opportunity to own a versatile and wildlife-rich property in a sought-after area of Oklahoma. Conveniently located just 15 ± minutes from Mannford and Keystone Lake, 40 ± minutes from Tulsa, and only 1 hour and 30 ± minutes from Oklahoma City. All showings are by appointment only. For more information or to schedule a private viewing, please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050).

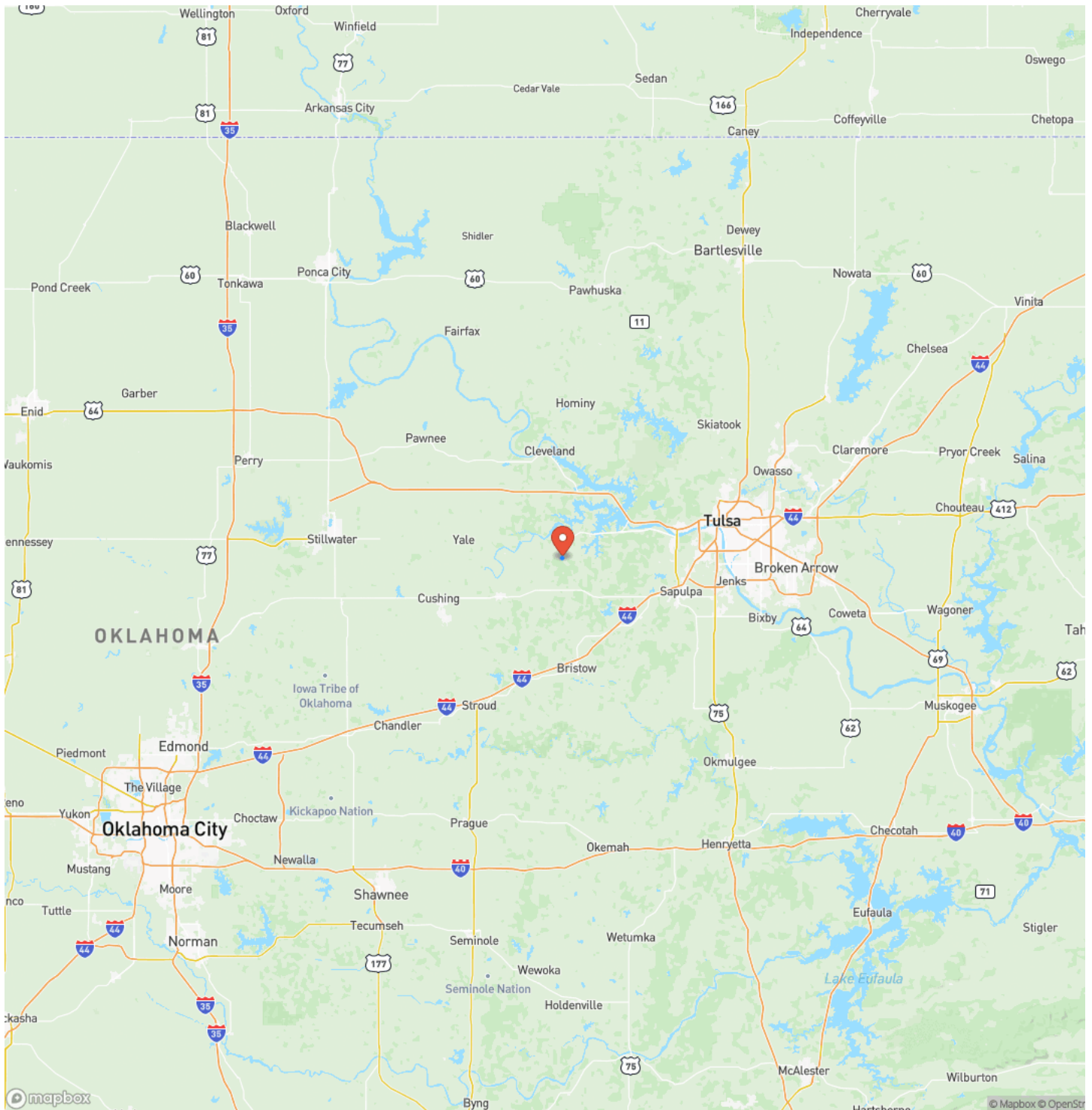
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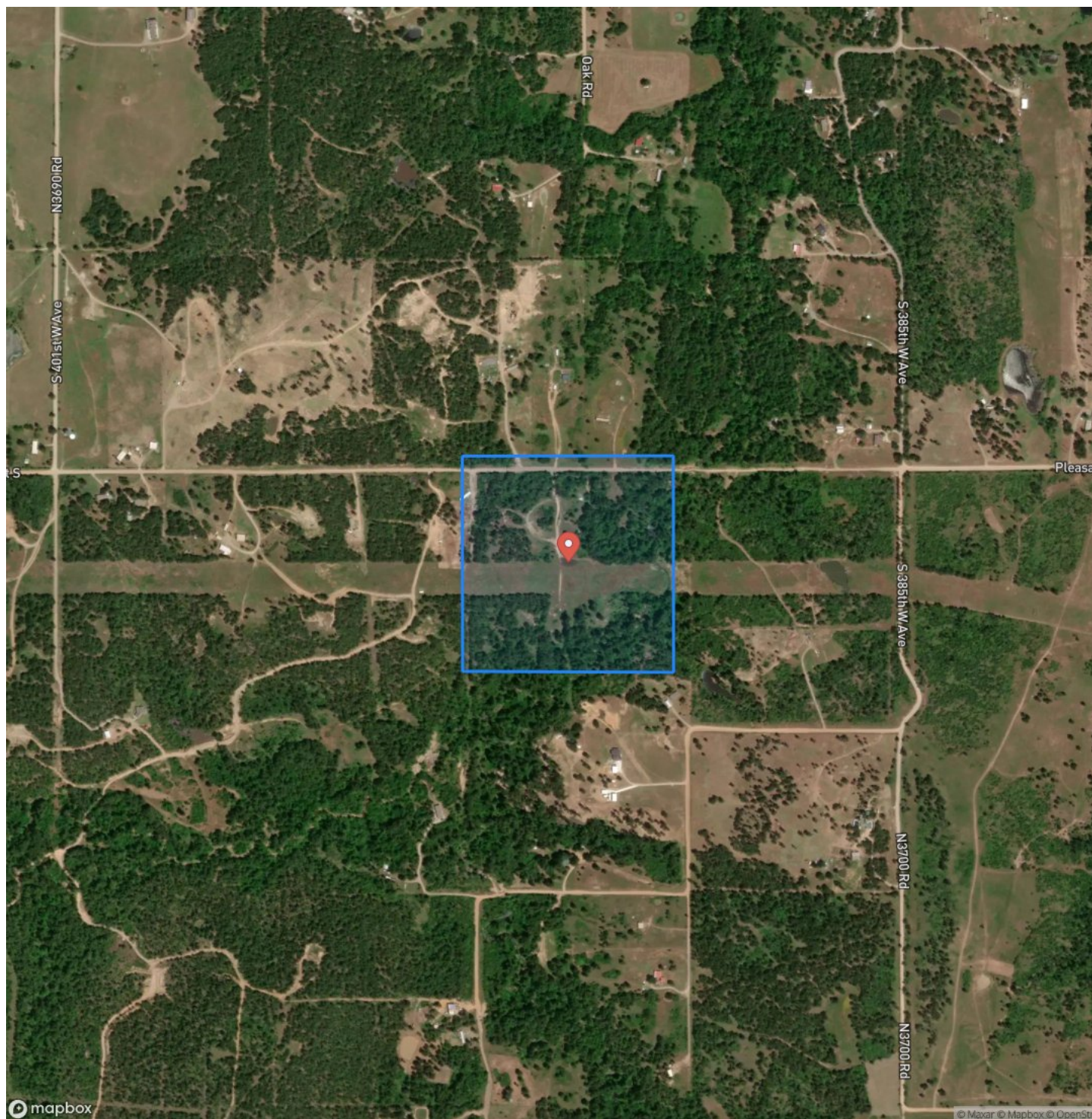
Locator Map



Locator Map



Satellite Map



Cozy Cabin With Great Hunting Mannford, OK / Creek County

LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

Mobile

(918) 367-7050

Email

owen.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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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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