

Recreational Acreage with Electricity  
N3740 Rd  
Calvin, OK 74531

**\$315,000**  
100± Acres  
Coal County



**Recreational Acreage with Electricity**  
**Calvin, OK / Coal County**

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**SUMMARY**

**Address**

N3740 Rd Tract 1

**City, State Zip**

Calvin, OK 74531

**County**

Coal County

**Type**

Farms, Hunting Land, Undeveloped Land, Recreational Land

**Latitude / Longitude**

34.697411 / -96.357856

**Acreage**

100

**Price**

\$315,000

**Property Website**

<https://arrowheadlandcompany.com/property/recreational-acreage-with-electricity-coal-oklahoma/37087/>





## **PROPERTY DESCRIPTION**

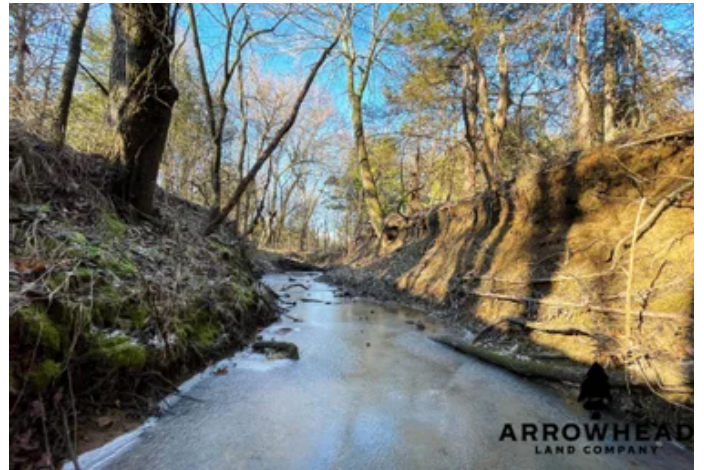
If you have dreamed of owning a phenomenal hunting farm and/or are looking for a potential home build location, this Coal County property is one that is worth looking at. Located just 21+/- miles southeast of Ada, it has gravel road frontage on two sides and electricity available. The layout of the land consists mainly of hardwood timber and cedar trees with native grass clearings throughout. There is also a small pond and a wet weather creek that provides a consistent water source for wildlife and even livestock. This game-rich farm will offer awesome hunting opportunities as well as great home or cabin build locations.

You aren't going to want to miss out on this beautiful farm. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



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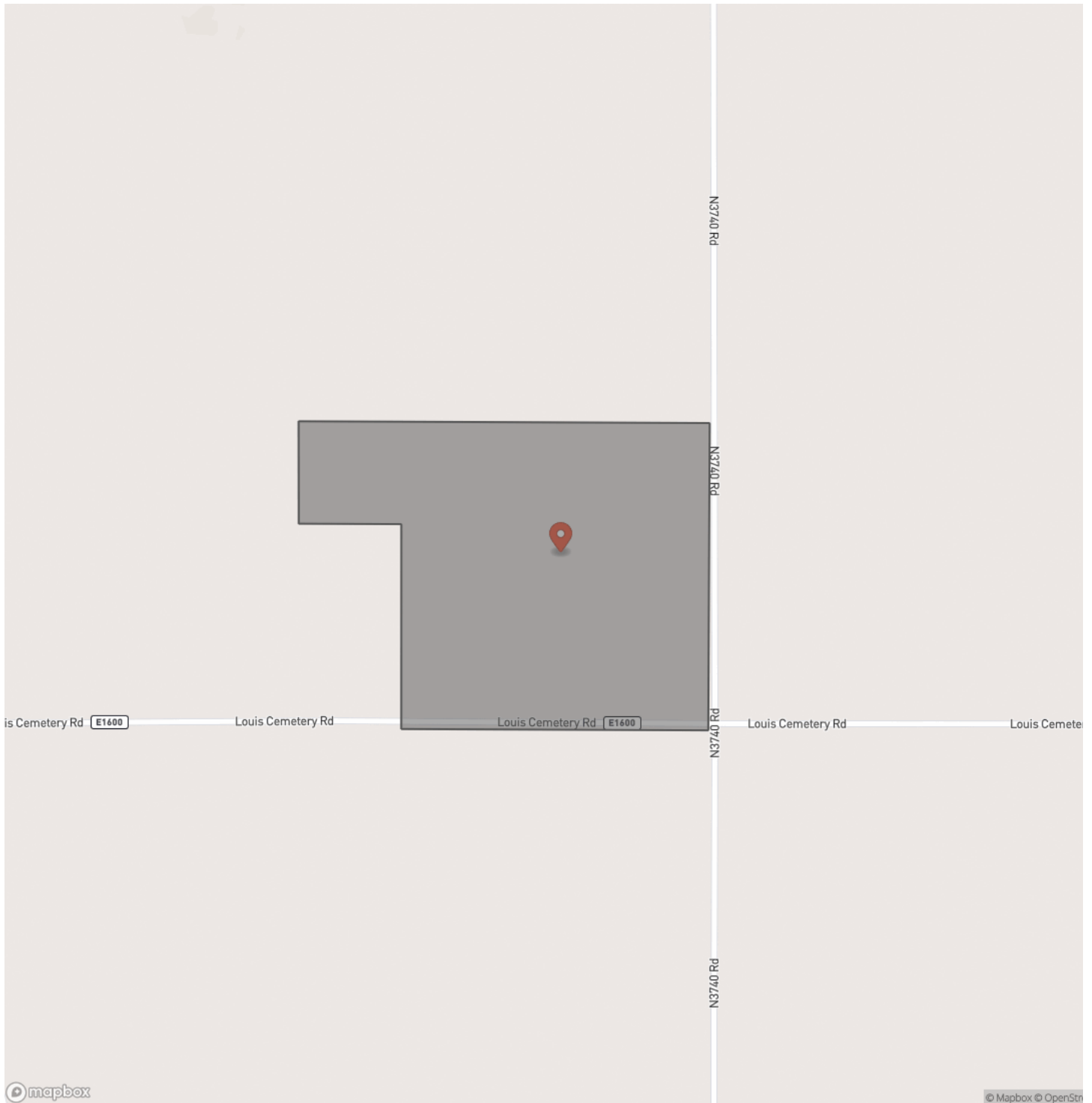
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**MORE INFO ONLINE:**

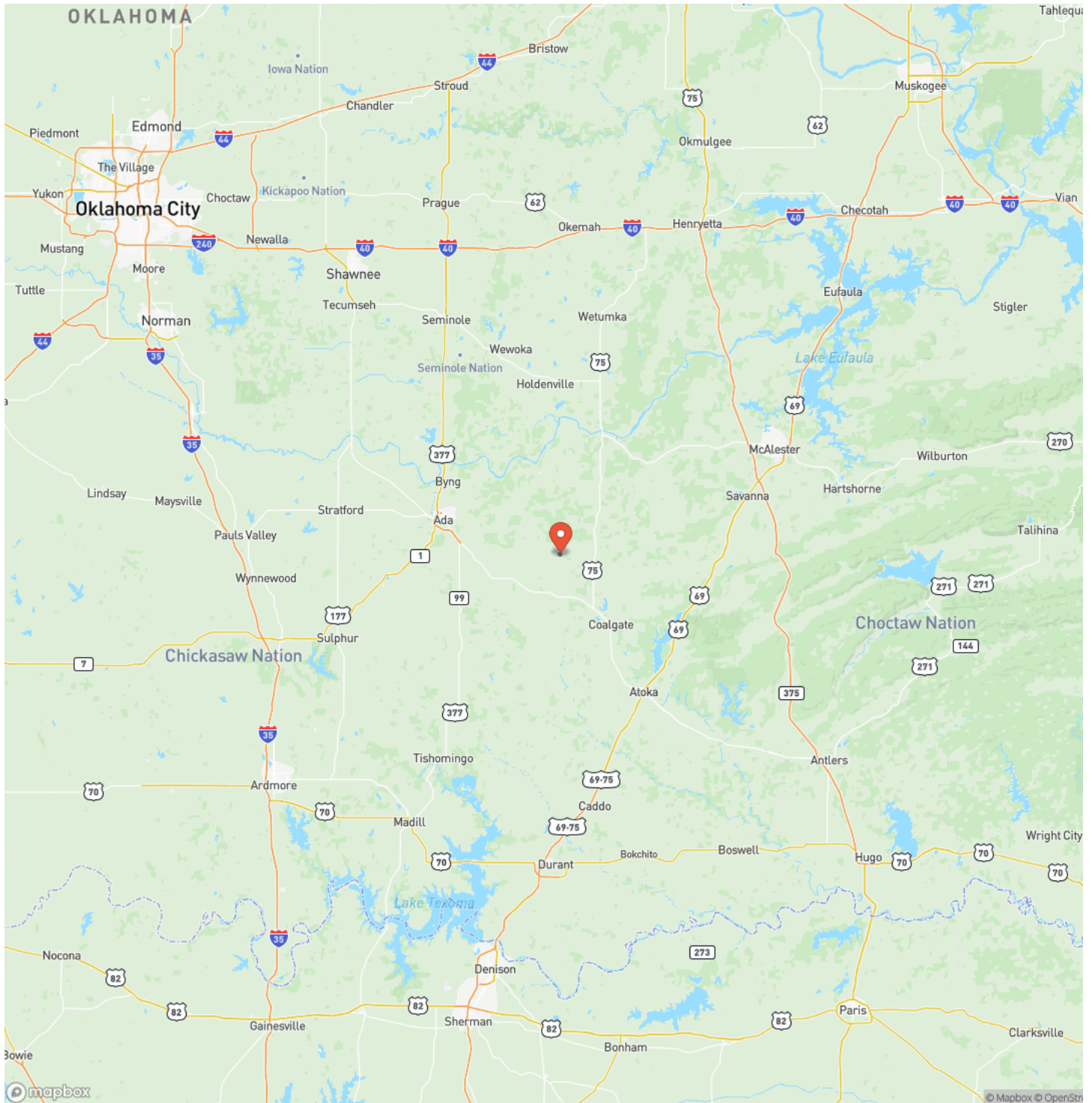
**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## Locator Map





## Locator Map



## Satellite Map





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Will Bellis

**Mobile**

(918) 978-9311

**Office**

(580) 319-2202

**Email**

will.bellis@arrowheadlandcompany.com

**Address**

**City / State / Zip**

Kellyville, OK 74039

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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 a 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 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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