

Tract 2 Big Cabin Creek Hunting Farm
E 120 Rd
Welch, OK 74369

\$250,000
50± Acres
Craig County



Tract 2 Big Cabin Creek Hunting Farm
Welch, OK / Craig County

SUMMARY

Address

E 120 Rd

City, State Zip

Welch, OK 74369

County

Craig County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

36.848194 / -95.169198

Acreage

50

Price

\$250,000

Property Website

<https://arrowheadlandcompany.com/property/tract-2-big-cabin-creek-hunting-farm-craig-oklahoma/76519/>



Tract 2 Big Cabin Creek Hunting Farm Welch, OK / Craig County

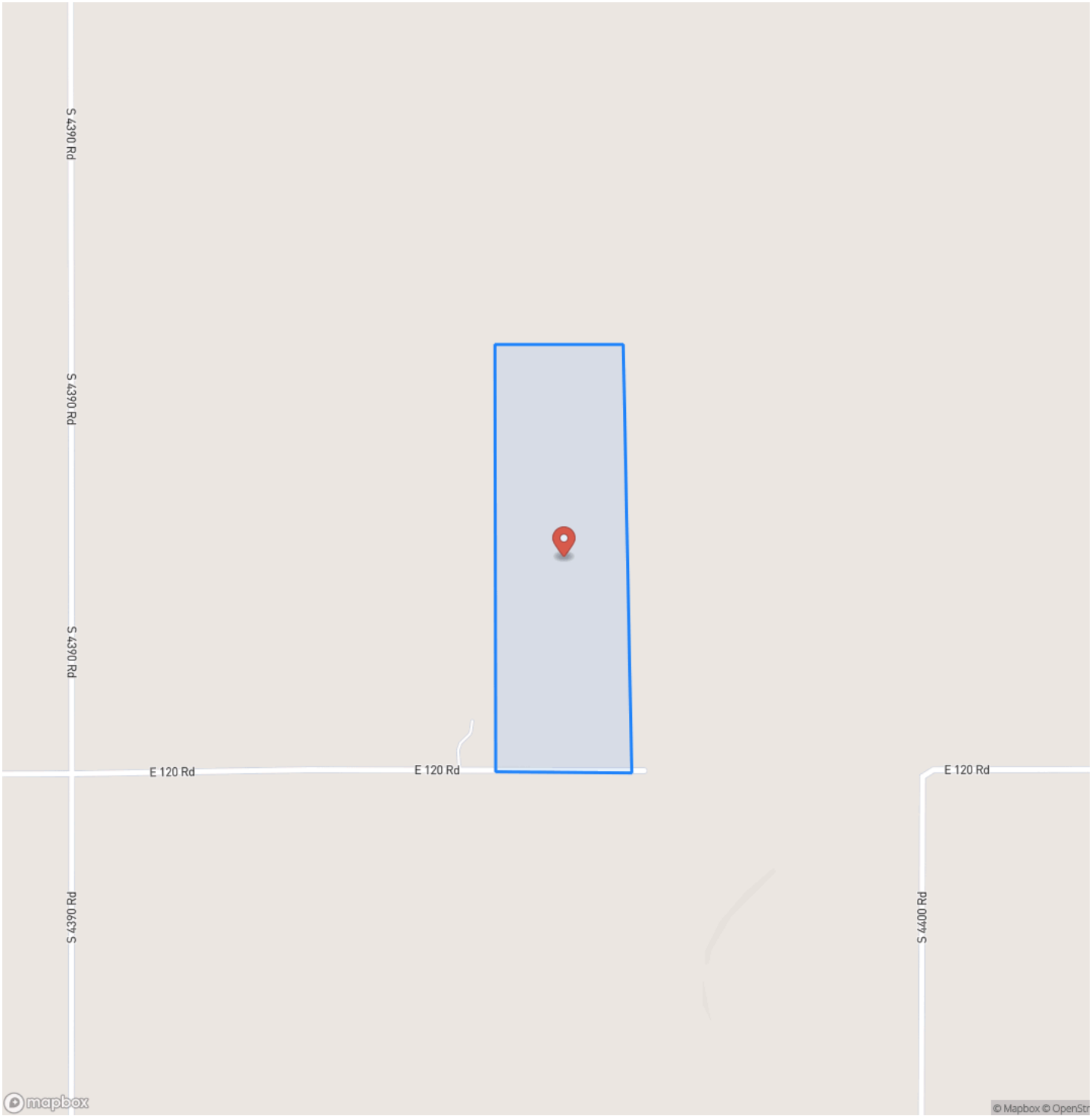
PROPERTY DESCRIPTION

This exceptional ±50-acre mixed-use recreational and agricultural property is located just ±4 miles southwest of Welch, Oklahoma, in Craig County. It features approximately 31 acres of prime tillable soil, classified as Class 3 or better silt loam, with 0–3% slopes and an average NCCPI soil score of 79.5/100. The tillable acreage is currently utilized for rotational double cropping of winter wheat and soybeans. In addition to its fertile farm soils, this property boasts ±19 acres of heavy timber along a wet-weather creek at the north end. This mature timber serves as a sanctuary for whitetail deer and wild turkey, providing ample hunting opportunities. The land also offers outstanding future homesite potential. With rural water available and access to nearby power, it is an ideal candidate for building a shop or even designing a custom home. Convenient access is provided from the south along County Road E 120. This multi-use property presents a unique investment opportunity, combining the benefits of farming and hunting in a tranquil country setting. Don't miss your chance to own this highly versatile piece of land that meets all your needs for agriculture, recreation, and future living. Conveniently located ±16 miles from Miami, ±18 miles from Vinita, Oklahoma, and only ±12 miles south of Chetopa, Kansas, potential buyers will enjoy the best of both worlds—seclusion combined with accessibility! All showings are by appointment only. For more information or to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

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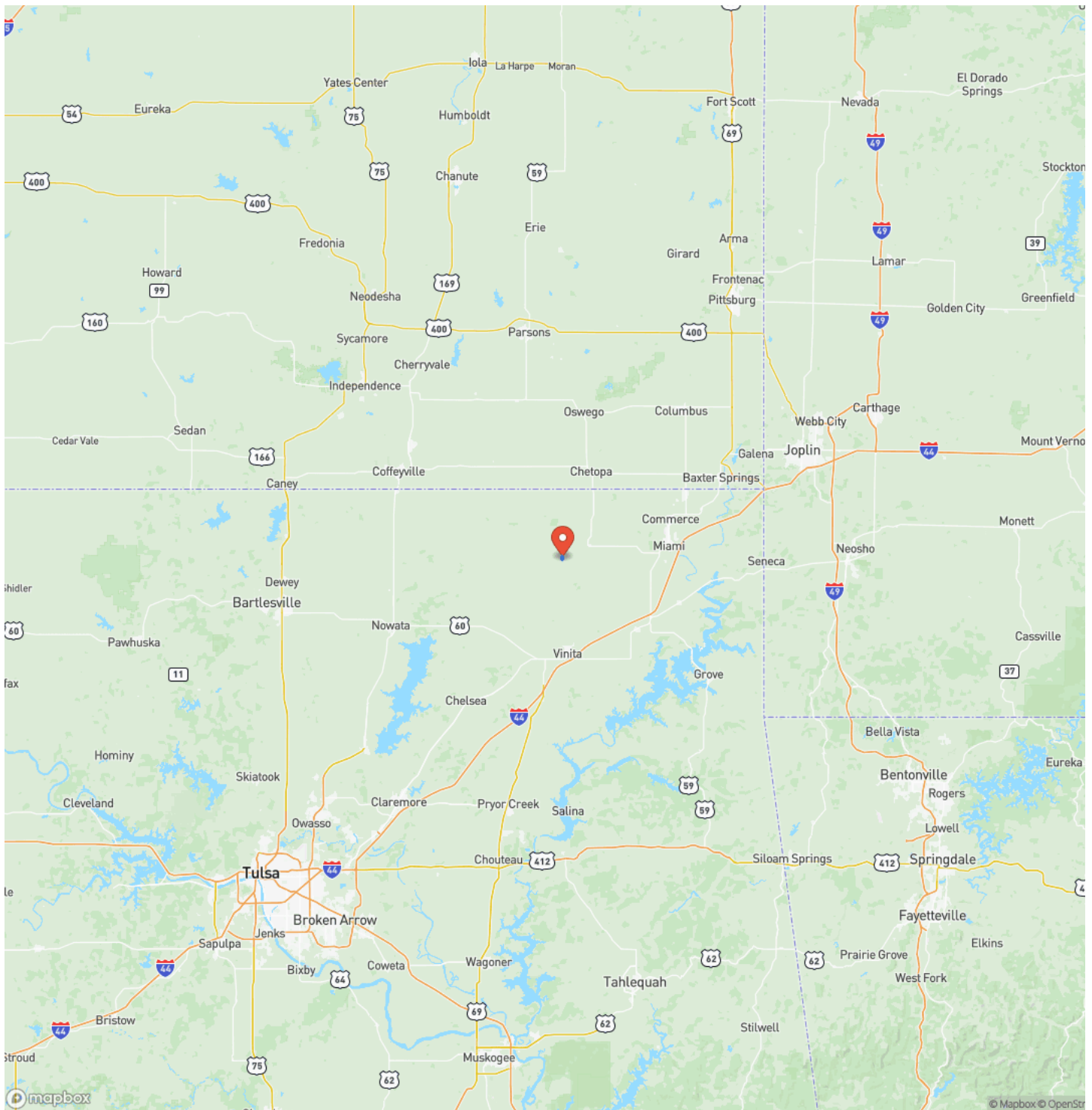


Locator Map



Welch, OK / Craig County

Locator Map



Satellite Map



**Tract 2 Big Cabin Creek Hunting Farm
Welch, OK / Craig County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing. There are no margins, text, or other markings on the paper.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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 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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