

Remarkable Hunting/Ranching Tract
West 311th St S
Depew, OK 74028

\$324,000
120± Acres
Creek County



Remarkable Hunting/Ranching Tract Depew, OK / Creek County

SUMMARY

Address

West 311th St S Tract 9

City, State Zip

Depew, OK 74028

County

Creek County

Type

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

Latitude / Longitude

35.7162 / -96.489

Acreage

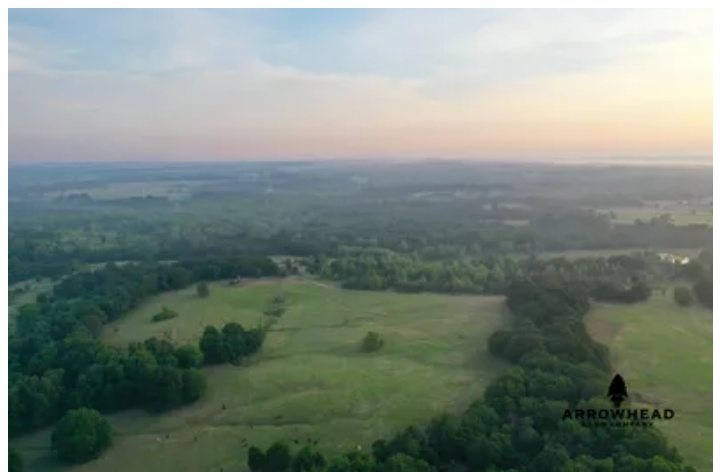
120

Price

\$324,000

Property Website

<https://arrowheadlandcompany.com/property/remarkable-hunting-ranching-tract-creek-oklahoma/40964/>



Remarkable Hunting/Ranching Tract Depew, OK / Creek County

PROPERTY DESCRIPTION

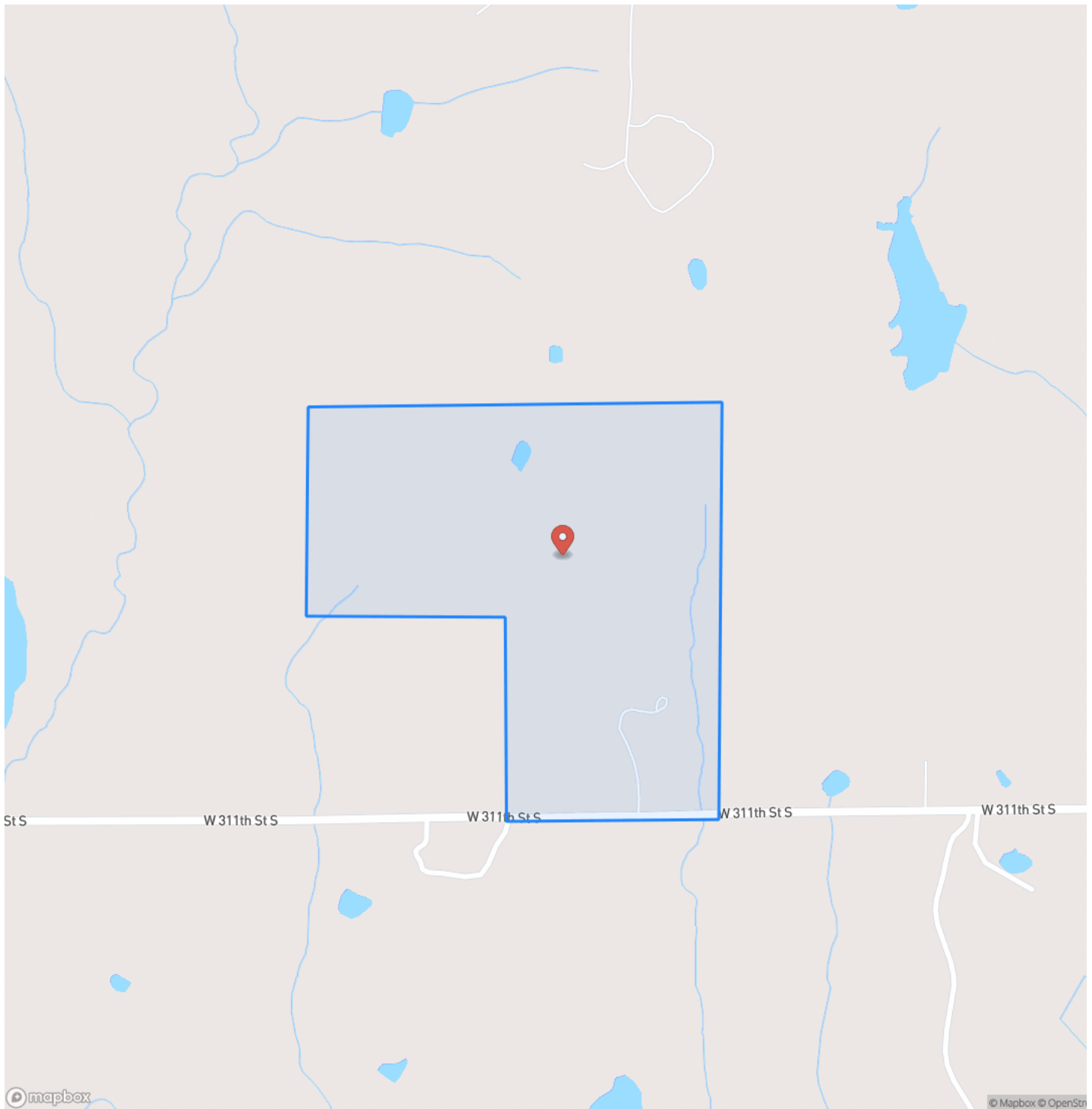
PRICE REDUCED! If you have been looking for a beautiful property located in Creek County, Oklahoma, this magnificent 120 +/- acre property presents a rare opportunity to own a slice of natural beauty and rural paradise. With its outstanding attributes, including paved road frontage and access to electricity, this expansive parcel is a testament to the allure of country living while offering an abundance of recreational and agricultural possibilities. As you explore the property, you'll be captivated by the stunning presence of thick hardwood timber that blankets the land. This magnificent stand of trees not only provides a breathtaking view but also offers incredible wildlife habitat. Nestled within the timber, a small wet weather creek runs through the timber, adding a touch of tranquility to the landscape. This natural water feature further enhances the appeal of the property, attracting wildlife and creating an oasis of biodiversity. Located at the heart of the timber, you'll discover a prime location for a large food plot. This strategic spot provides an ideal opportunity for avid hunters to establish a thriving food source, creating a magnet for deer and other wildlife. Surrounded by thick cover, the property offers a sanctuary for wildlife to bed, ensuring an optimal hunting experience. Whether you're an avid hunter seeking the thrill of the chase or simply an admirer of nature's wonders, this property provides the perfect setting to indulge in your outdoor pursuits. Adding to its allure, a small pond graces the north side of the property, presenting the potential for fishing and offering a valuable water source for both wildlife and livestock. With open grasses adorning the landscape, this property also holds promise for livestock enthusiasts. The expansive pastures offer ample space for grazing, making it an excellent choice for those seeking to add onto their ranching operation. Whether you envision raising cattle, horses, or other livestock, this property provides the canvas to realize your agricultural ambitions. Beyond its remarkable features, this property benefits from its convenient location. Situated just 20 +/- minutes from the charming town of Bristow, you'll enjoy easy access to essential amenities, including shopping, dining, and healthcare services. Additionally, the bustling city of Tulsa is less than an hour's drive away, offering a quick trip to spend a day in the city! Properties like this one don't come up often in such a great location! 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).



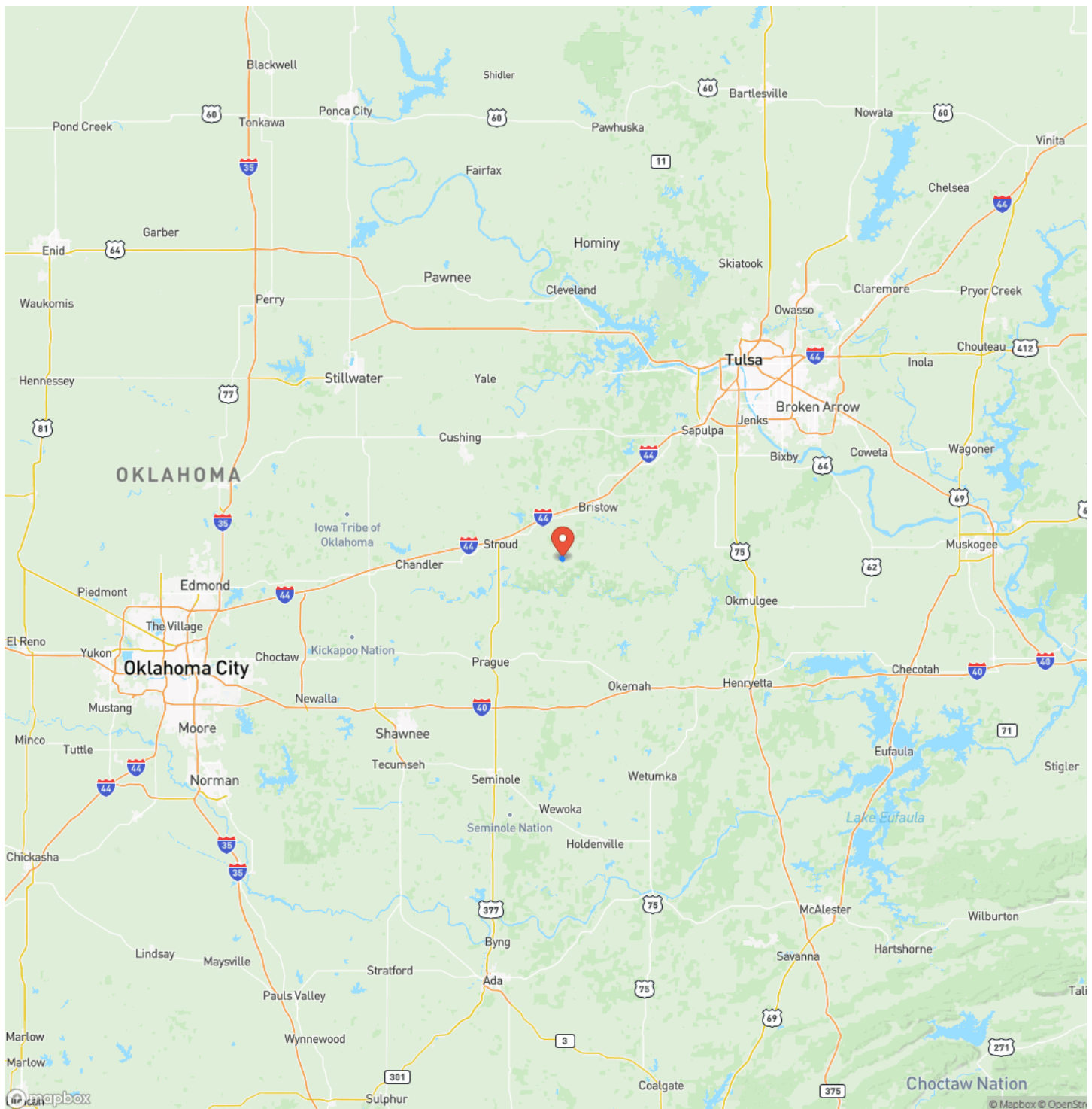
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Depew, OK / Creek County



Locator Map



Locator Map



Satellite Map



Remarkable Hunting/Ranching Tract Depew, OK / Creek County

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

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single 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 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
www.arrowheadlandcompany.com

