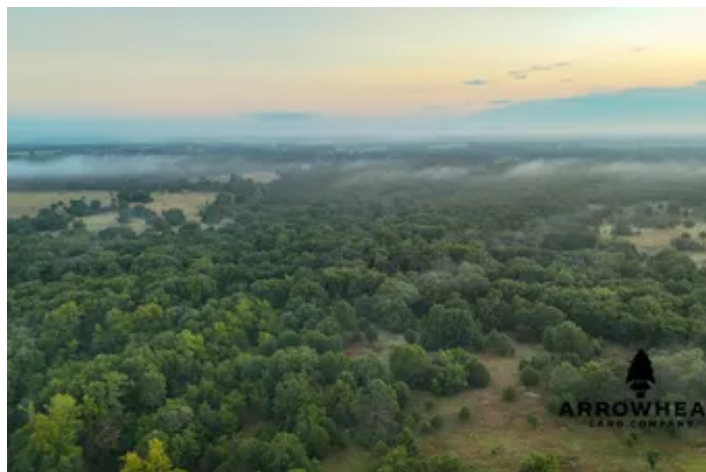


Little Walnut Creek Ranch
367024 E 1010 Rd
Boley, OK 74829

\$525,000
160± Acres
Okfuskee County



Little Walnut Creek Ranch
Boley, OK / Okfuskee County

SUMMARY

Address

367024 E 1010 Rd

City, State Zip

Boley, OK 74829

County

Okfuskee County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.5559 / -96.4639

Acreage

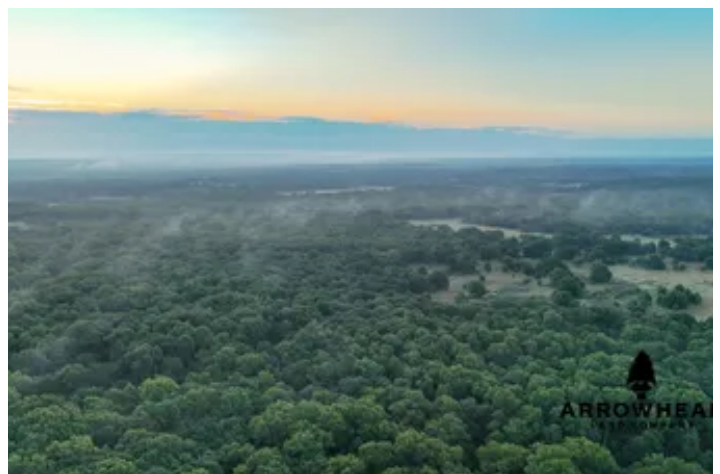
160

Price

\$525,000

Property Website

<https://arrowheadlandcompany.com/property/little-walnut-creek-ranch-okfuskee-oklahoma/59380/>



PROPERTY DESCRIPTION

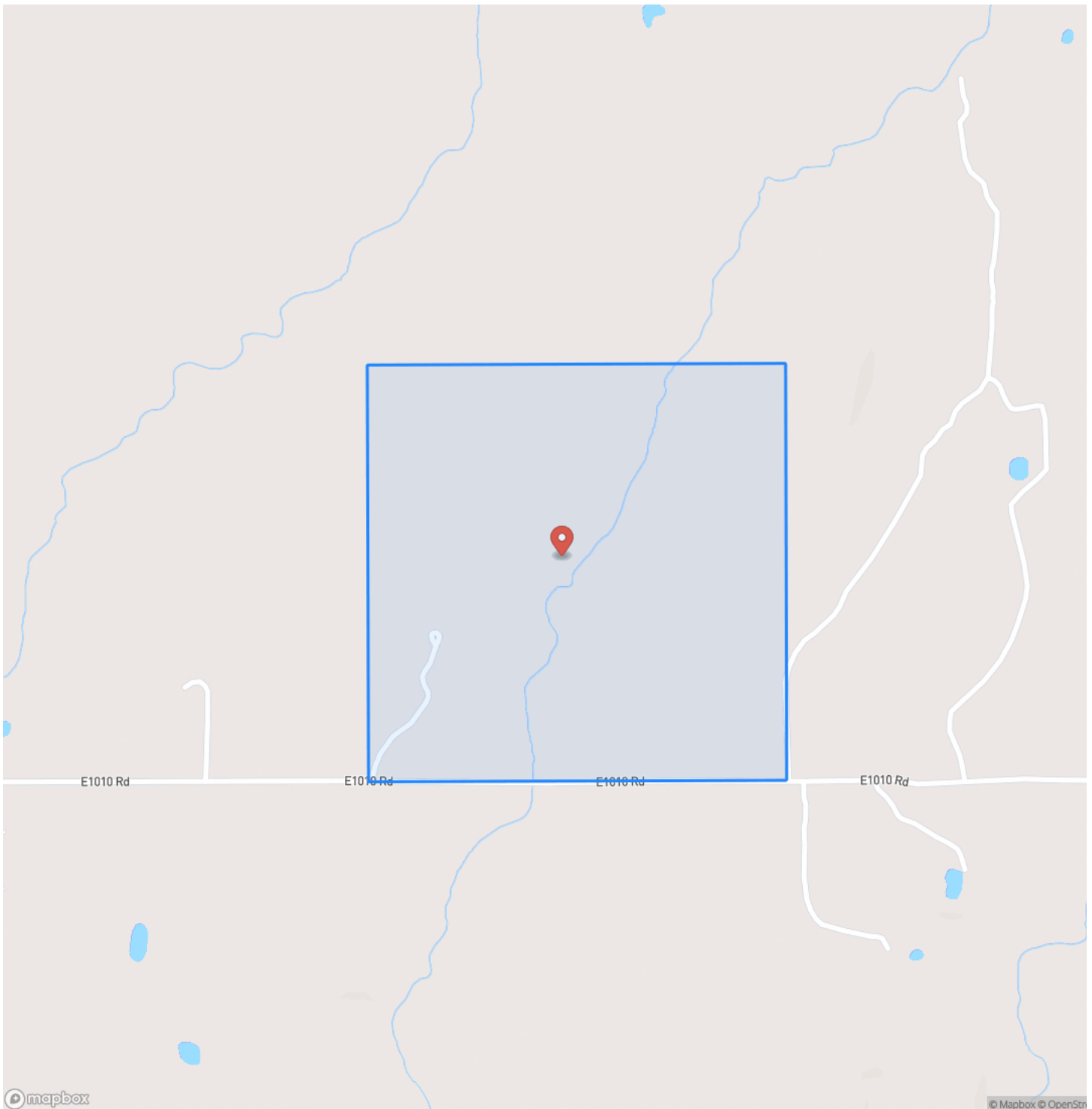
Welcome to Little Walnut Creek Ranch, a stunning 160+/- acre property nestled in the heart of Okfuskee County, Oklahoma. This exceptional piece of land offers opportunities for hunters and ranchers. Little Walnut Creek Ranch is a hunter's paradise. The property offers a rich habitat ideal for mature whitetails, making it a premier spot for deer hunting. The presence of turkeys further enhances the hunting opportunities, providing a diverse hunting experience. With its fertile soil and varied terrain, the ranch is perfect for planting food plots. These plots can attract and sustain wildlife, enhancing your hunting endeavors. Little Walnut Creek runs through the property, adding a picturesque and valuable water resource. This creek not only provides a natural water source for wildlife and cattle but also adds to the scenic beauty of the ranch. The fully fenced 160+/- acres are ideal for running cattle. The ample grazing land, combined with the reliable water source from Little Walnut Creek, ensures that your livestock will thrive. Power is readily available at the road, making it convenient to develop the property further. Whether you're planning to build a hunting cabin, a family home, or additional agricultural structures, this accessibility is a significant advantage. Little Walnut Creek Ranch is easily accessible, yet offers the seclusion and tranquility of rural life. It's the perfect balance of convenience and privacy. Located just 10+/- minutes from Boley, 25+/- minutes from Okemah, and 50+/- minutes from Shawnee. 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) or Owen Bellis at [\(918\) 367-7050](tel:9183677050).



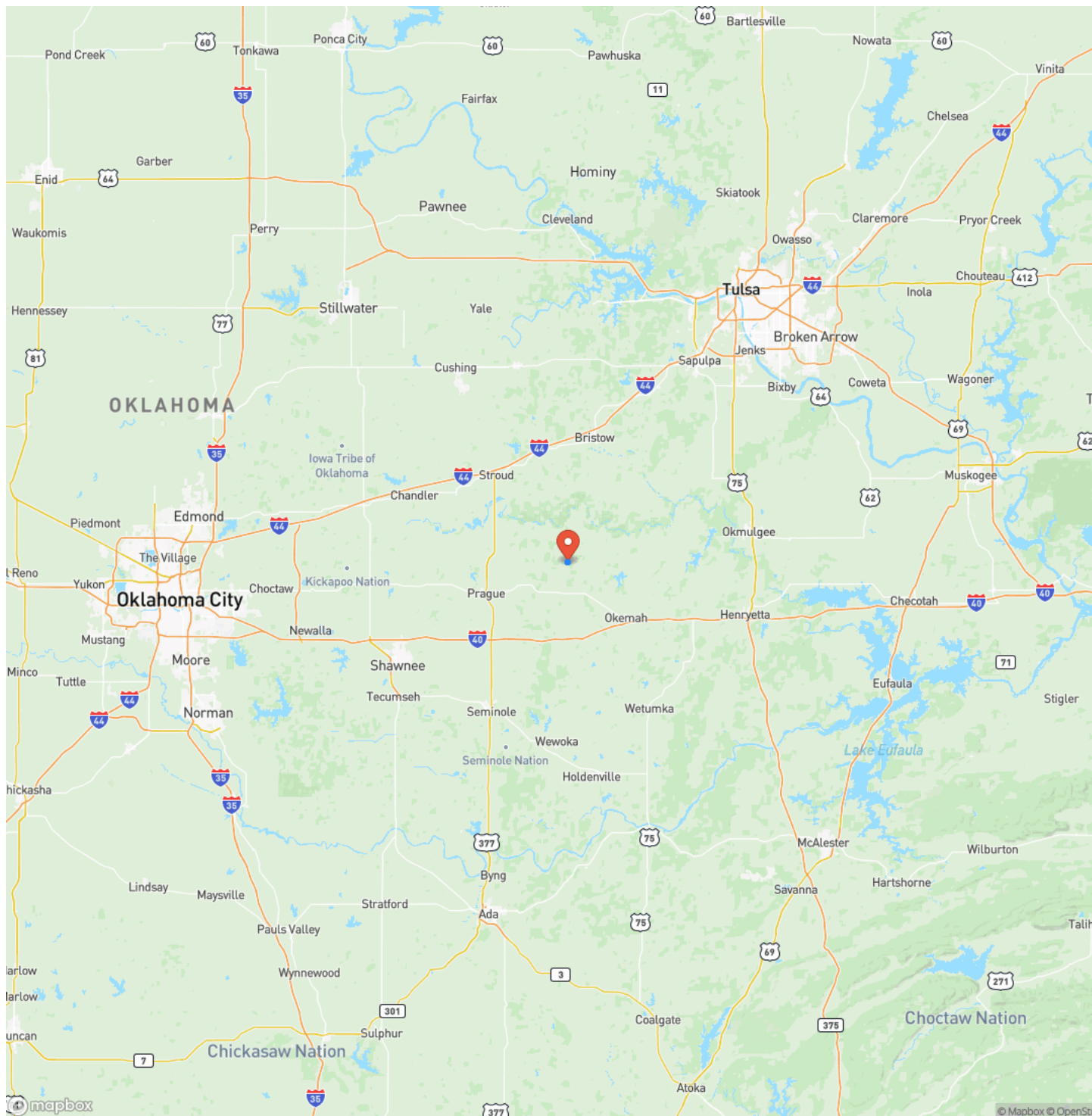
Little Walnut Creek Ranch
Boley, OK / Okfuskee County



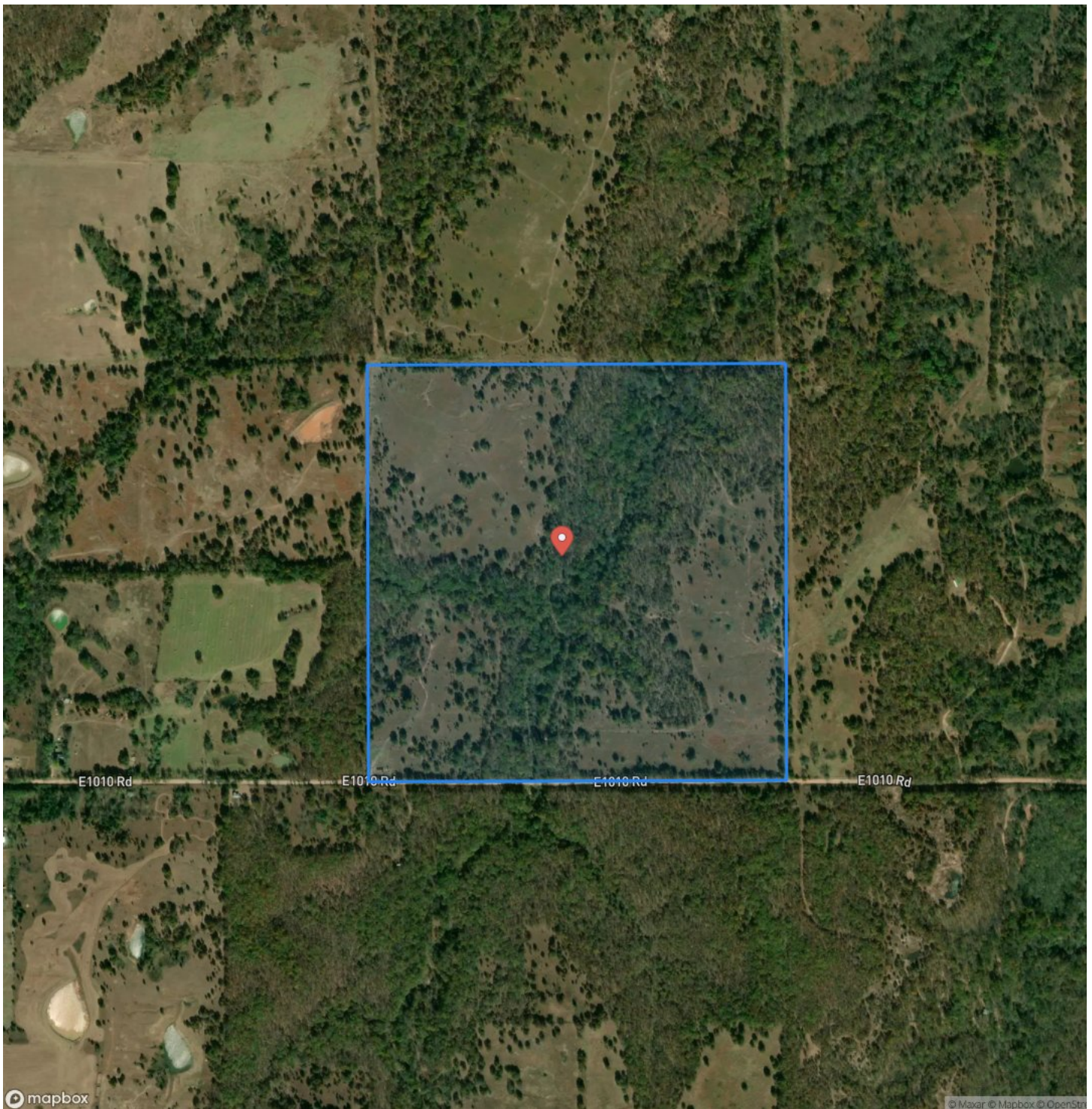
Locator Map



Locator Map



Satellite Map



Little Walnut Creek Ranch
Boley, OK / Okfuskee 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



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 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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

