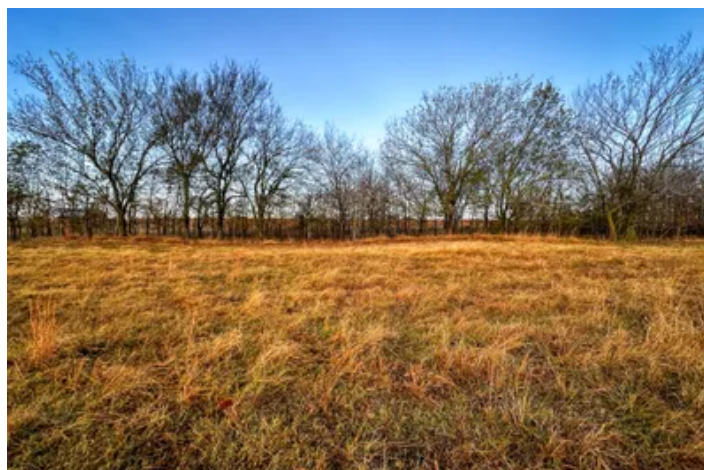


Potential Homesite On Open Pasture
E 1040
Shady Grove, OK 74426

\$64,900
12,500± Acres
McIntosh County



Potential Homesite On Open Pasture Shady Grove, OK / McIntosh County

SUMMARY

Address

E 1040

City, State Zip

Shady Grove, OK 74426

County

McIntosh County

Type

Farms, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

35.509156 / -95.441252

Acreage

12.500

Price

\$64,900

Property Website

<https://arrowheadlandcompany.com/property/potential-homesite-on-open-pasture-mcintosh-oklahoma/66943/>



Potential Homesite On Open Pasture Shady Grove, OK / McIntosh County

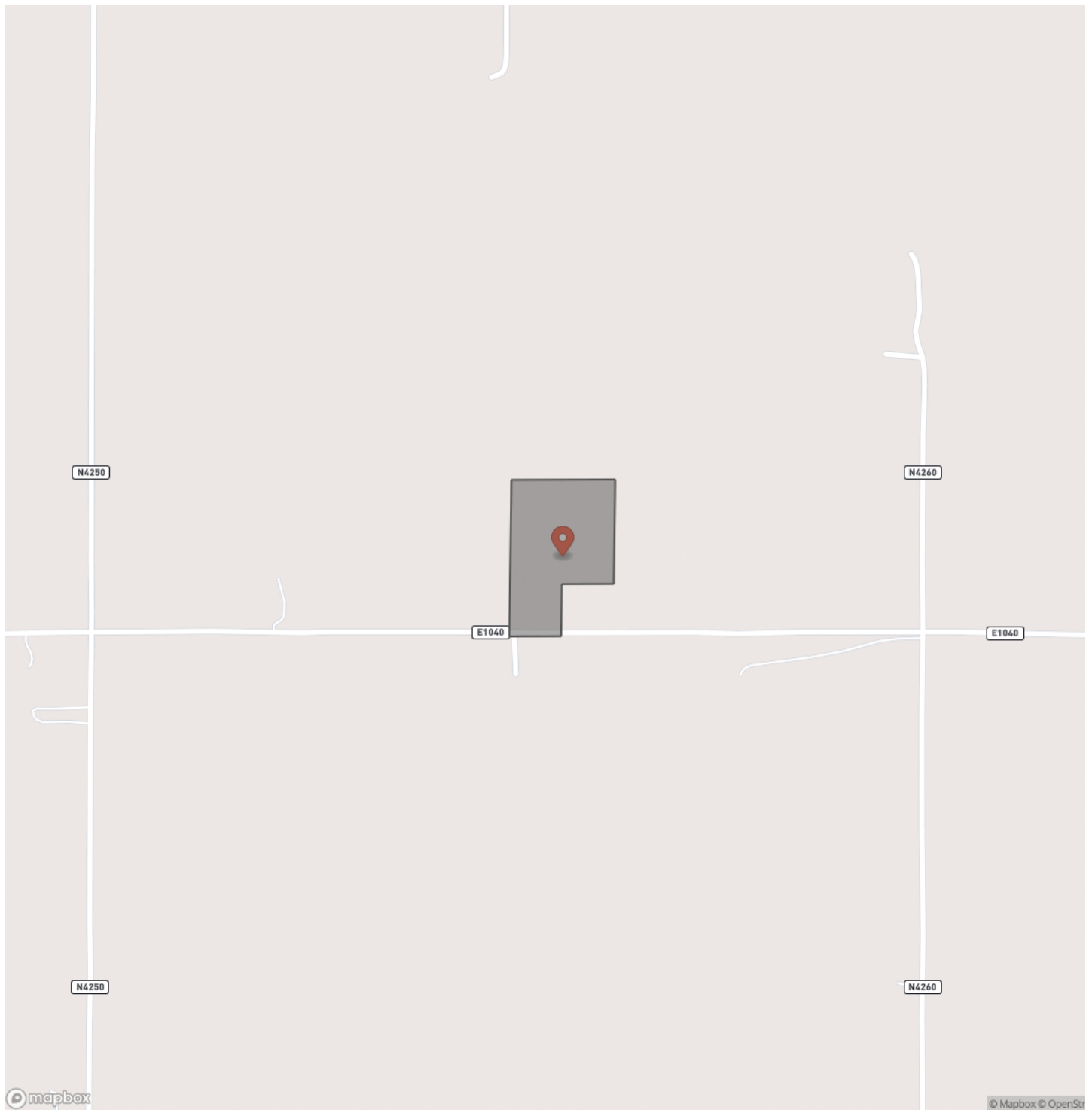
PROPERTY DESCRIPTION

PRICE REDUCED! Introducing +/- 12.5 acres of productive pasture land and potential homesite located in McIntosh County, Oklahoma. This property presents a prime investment opportunity for those looking to expand their agricultural operations or create a personalized farmstead. Located just +/- 3.5 miles east of Highway 69 and +/- 3 miles north of the I-40 corridor, this property is ideally situated for both farming and easy access to urban amenities. The land is well-suited for grazing cattle and livestock, with well-draining, fertile soil that supports a variety of warm- and cool-season grasses. A wet-weather creek crosses the southwest corner, and trees along the west property line offer shade and privacy for potential building sites. The property is partially fenced along the west and south sides, adjacent to gravel County Rd 1040, and power is available nearby. This land supports various agricultural activities, making it an attractive option for those interested in farming as well as those looking to build their dream home in a serene rural setting. Conveniently located just +/- 8 miles from Checotah, +/- 15.5 miles from Lake Eufaula, and only +/- 1 hour from Tulsa International Airport, this property combines agricultural potential with nearby access to modern conveniences. All showings are by appointment only. For more information or to schedule a private viewing, please contact Andrew Schultz at [\(405\) 415-5977](tel:4054155977).

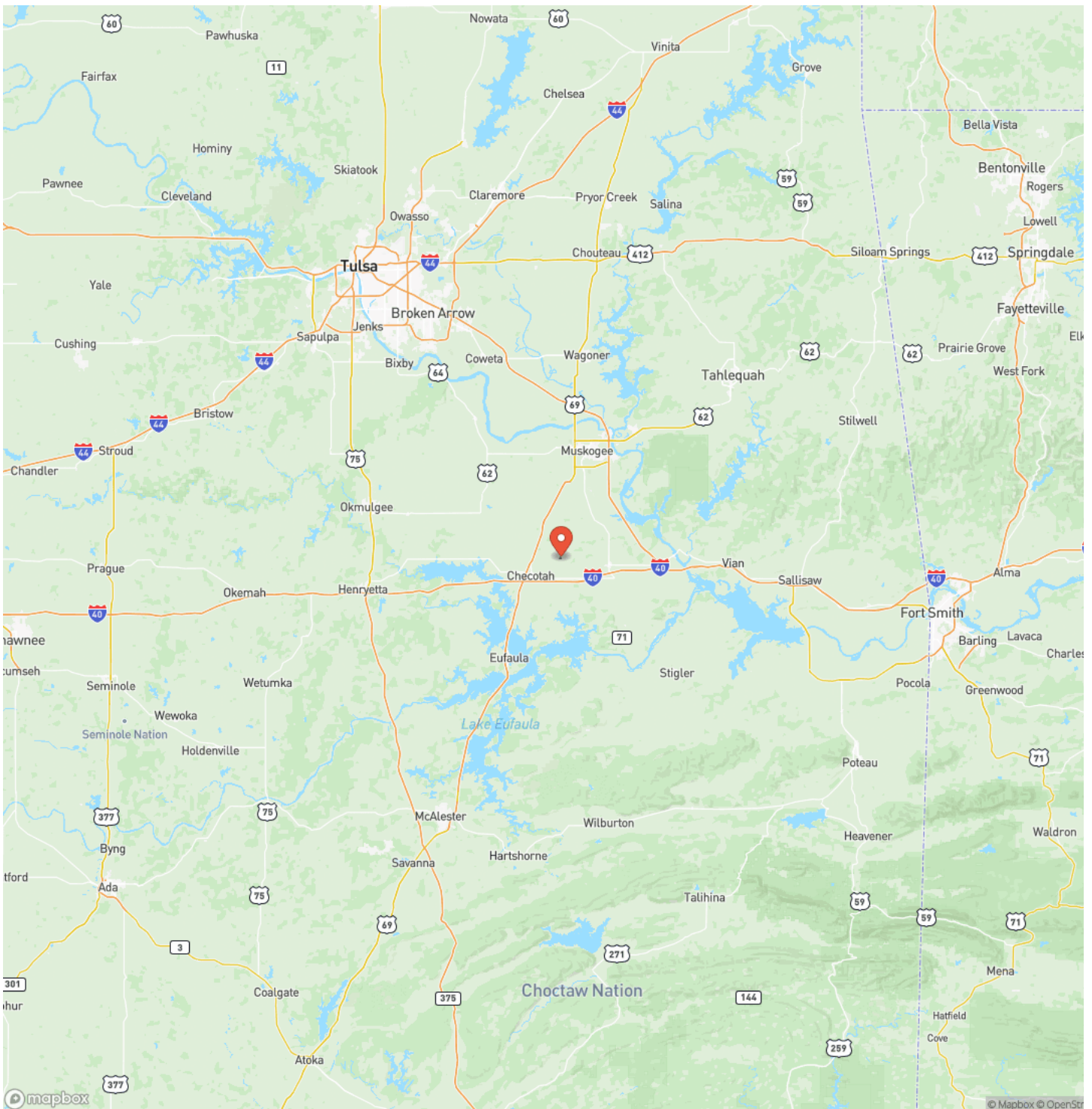
Potential Homesite On Open Pasture
Shady Grove, OK / McIntosh County



Locator Map



Locator Map



Satellite Map



Potential Homesite On Open Pasture Shady Grove, OK / McIntosh County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Schultz

Mobile

(405) 415-5977

Email

andrew.schultz@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

[illegible]

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.



www.arrowheadlandcompany.com

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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Sapulpa, OK 74066
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