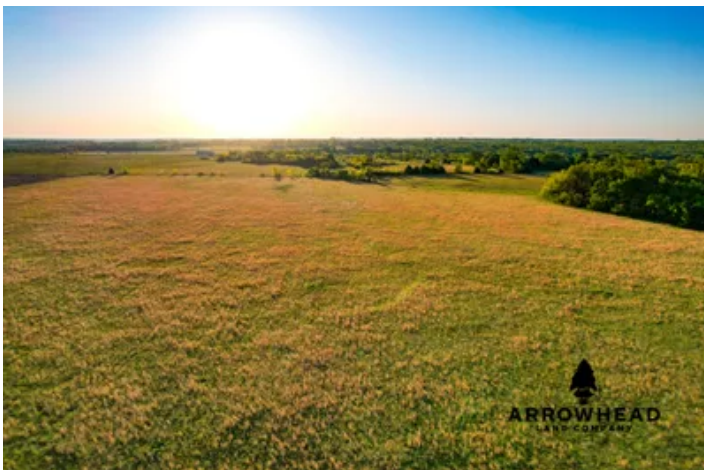


Timber Block and Pasture Farm
0000 S 4380 Rd
Welch, OK 74369

\$172,000
40± Acres
Craig County



Timber Block and Pasture Farm Welch, OK / Craig County

SUMMARY

Address

0000 S 4380 Rd

City, State Zip

Welch, OK 74369

County

Craig County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.9593 / -95.1892

Acreage

40

Price

\$172,000

Property Website

<https://arrowheadlandcompany.com/property/timber-block-and-pasture-farm-craig-oklahoma/54917/>



Timber Block and Pasture Farm

Welch, OK / Craig County

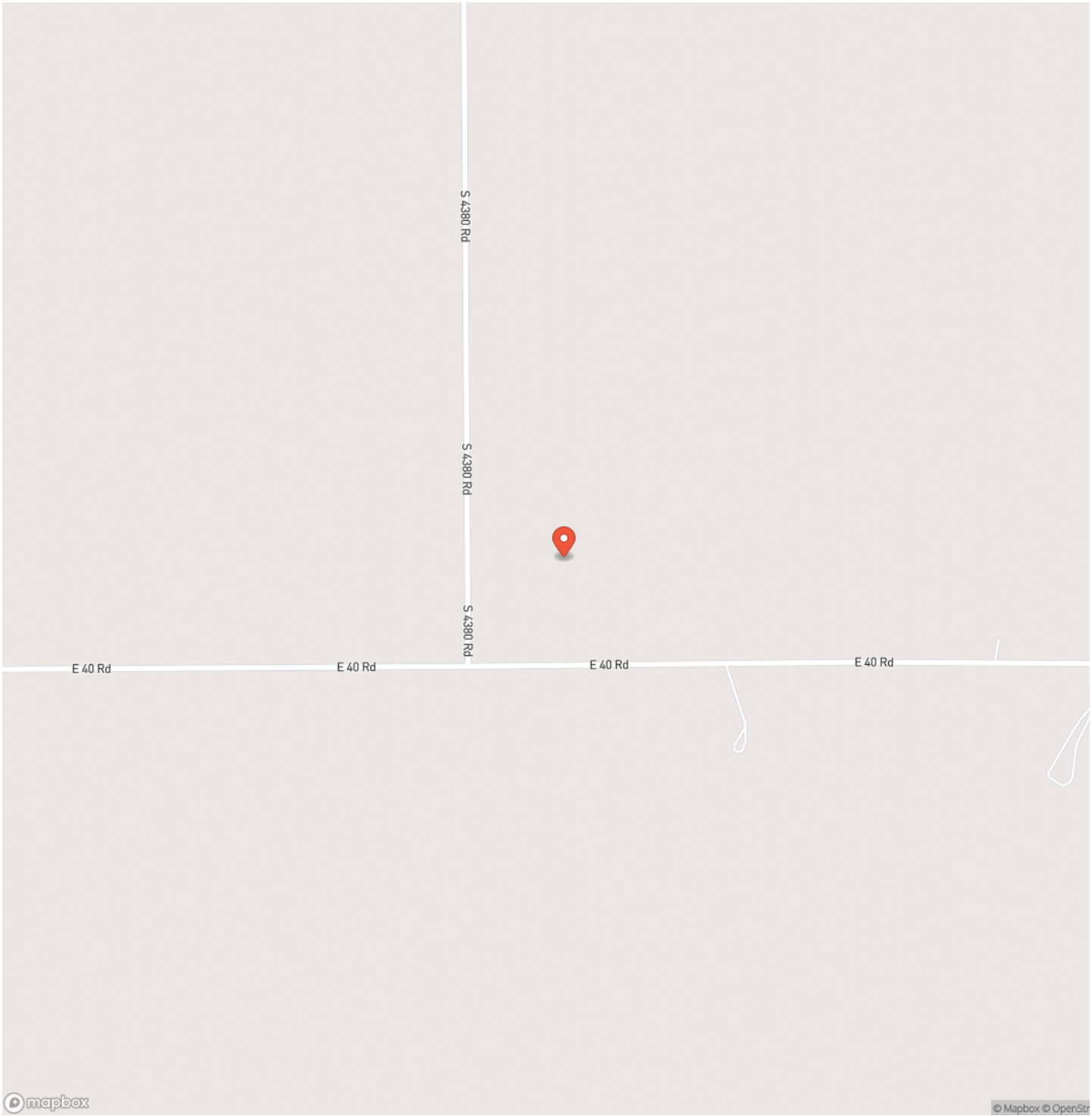
PROPERTY DESCRIPTION

Price Reduced!!! If you have been in the market for acreage that consists of open pasture ground and timber, this 40+/- acres located in Craig County, Oklahoma may be the one for you. Located just northwest of Welch, this farm consists of over 30+/- acres of pasture ground that could be utilized for grazing or hay production. With a small patch of timber, there is plenty of wildlife sign offering the potential for hunting as well. With fairly flat topography and power along the road, this 40+/- acre farm provides the potential to build, allowing you to experience rural living! With well-maintained gravel road frontage, it makes it rather easy navigating to the property. This farm is in an excellent location as well! It is just 8+/- miles from the Kansas border, 25+/- miles from Miami, 45+/- miles from Joplin, and 95+/- miles from Tulsa. Don't let this opportunity of owning 40+/- acres in Northeast Oklahoma slip by you! All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

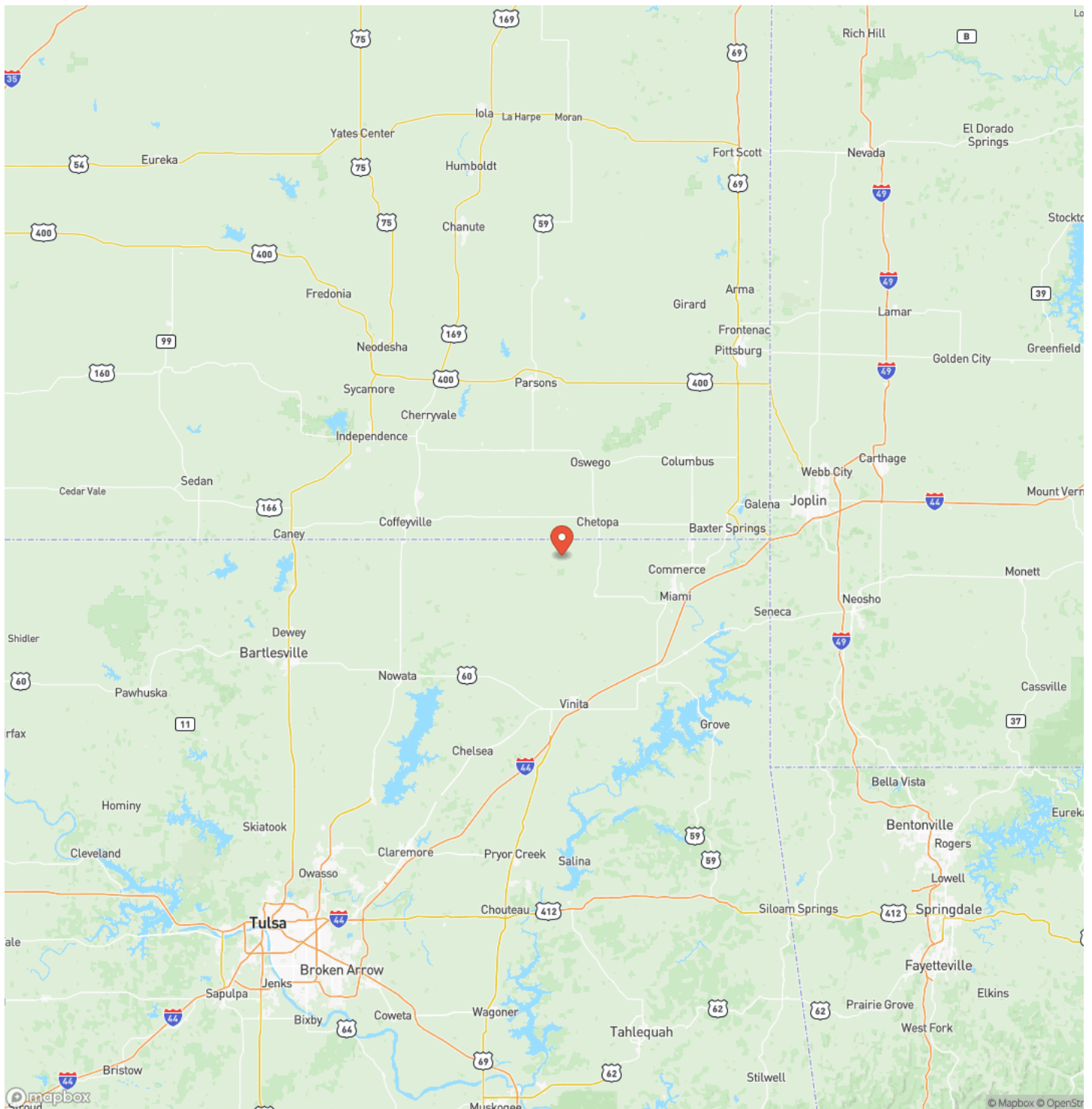
Timber Block and Pasture Farm
Welch, OK / Craig County



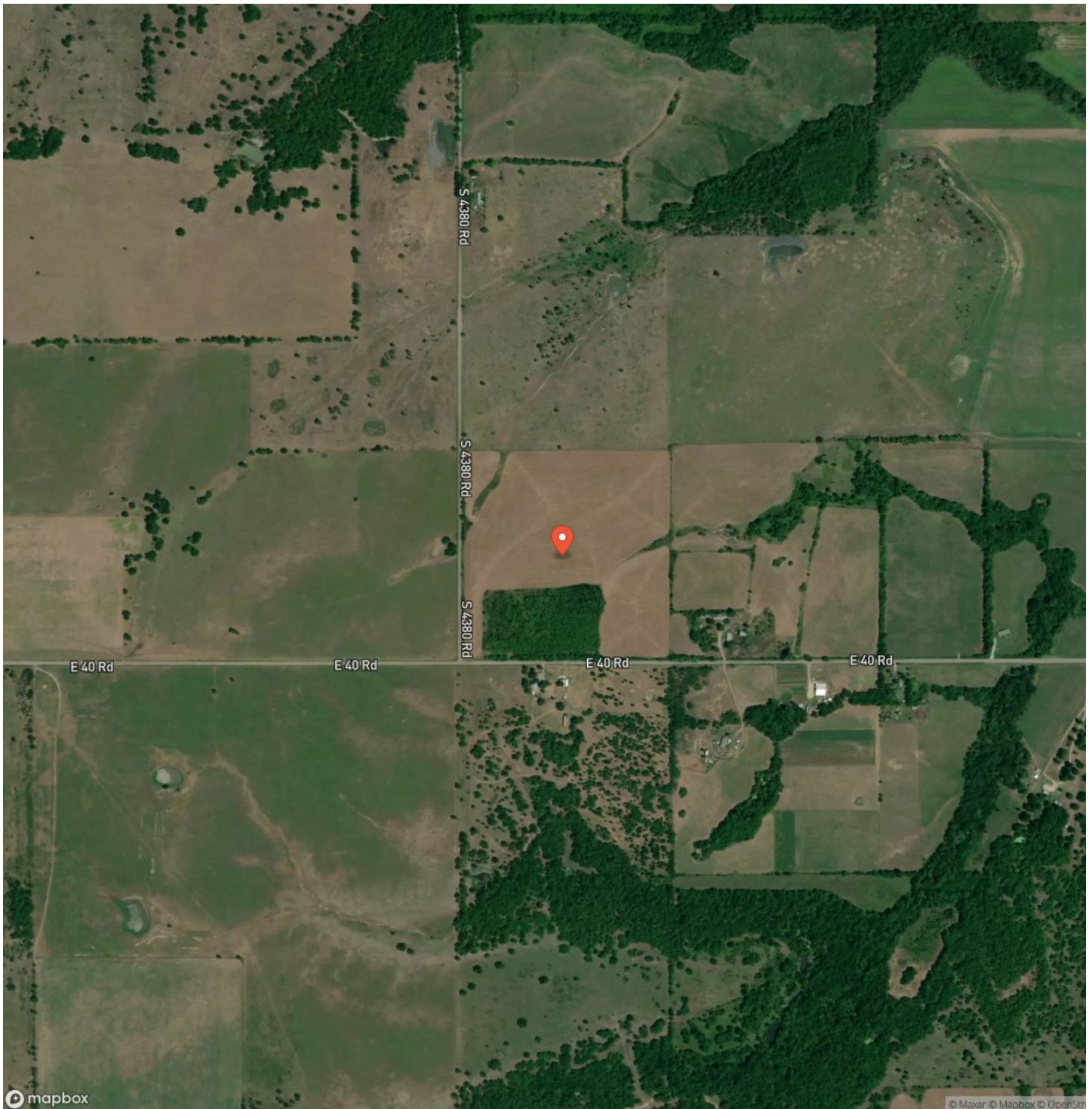
Locator Map



Locator Map



Satellite Map



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 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.

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 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

