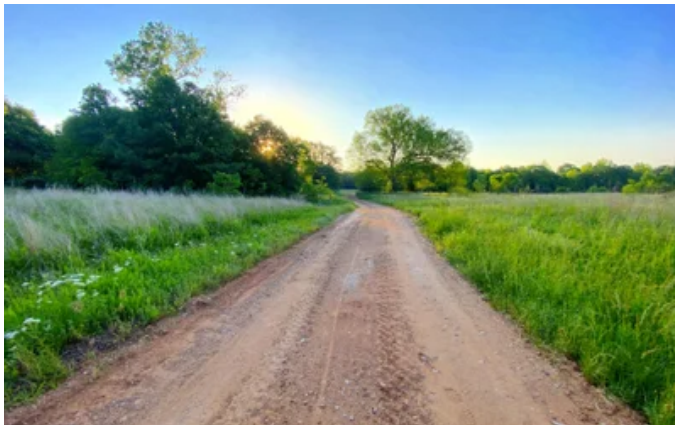


**Versatile Farm**  
**N3700 Rd**  
**Bristow, OK 74010**

**\$699,999**  
**270± Acres**  
**Creek County**



## Versatile Farm Bristow, OK / Creek County

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### **SUMMARY**

**Address**

N3700 Rd

**City, State Zip**

Bristow, OK 74010

**County**

Creek County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

35.921656 / -96.427385

**Acreage**

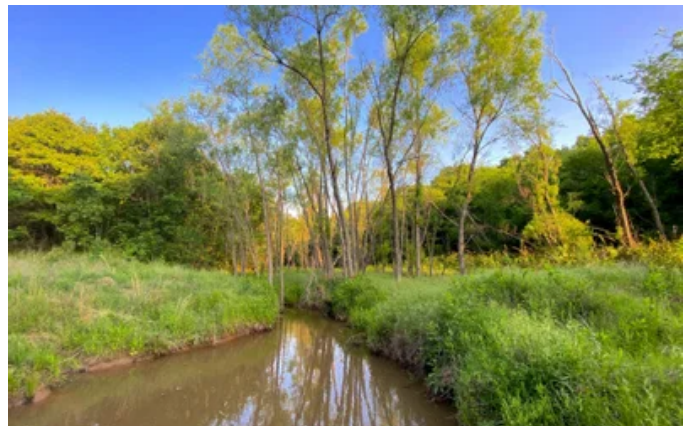
270

**Price**

\$699,999

**Property Website**

<https://arrowheadlandcompany.com/property/versatile-farm-creek-oklahoma/28435/>



## Versatile Farm

### Bristow, OK / Creek County

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### **PROPERTY DESCRIPTION**

Price Reduced! Investing in a property that is already well maintained is something that is appealing to any kind of buyer. This property is more than ready for any kind of land owner whether that is in the pursuit of deer, turkeys, hogs, or looking for a clean tract to enjoy with family and friends. This property offers a clean trail system where you can ride ATVs, go on walks with your family, or have endless access for hunting. Along with the well-kept ground, this tract offers 4-foot tall fencing that is in pristine condition. This is not all that this property consists of. The 1+/- acre pond on this farm offers great fishing potential or other activities like swimming or kayaking. While there is a good amount of timber, this tract offers wide open grass fields as well that provide you the opportunity for potential home build sites, or even the chance to run your own cattle. With that, it provides a lot of space for horses or any other livestock. Having the freedom with this property may help you in business related ventures, or to simply build your own legacy on your very own farm. If you are interested in a private showing, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



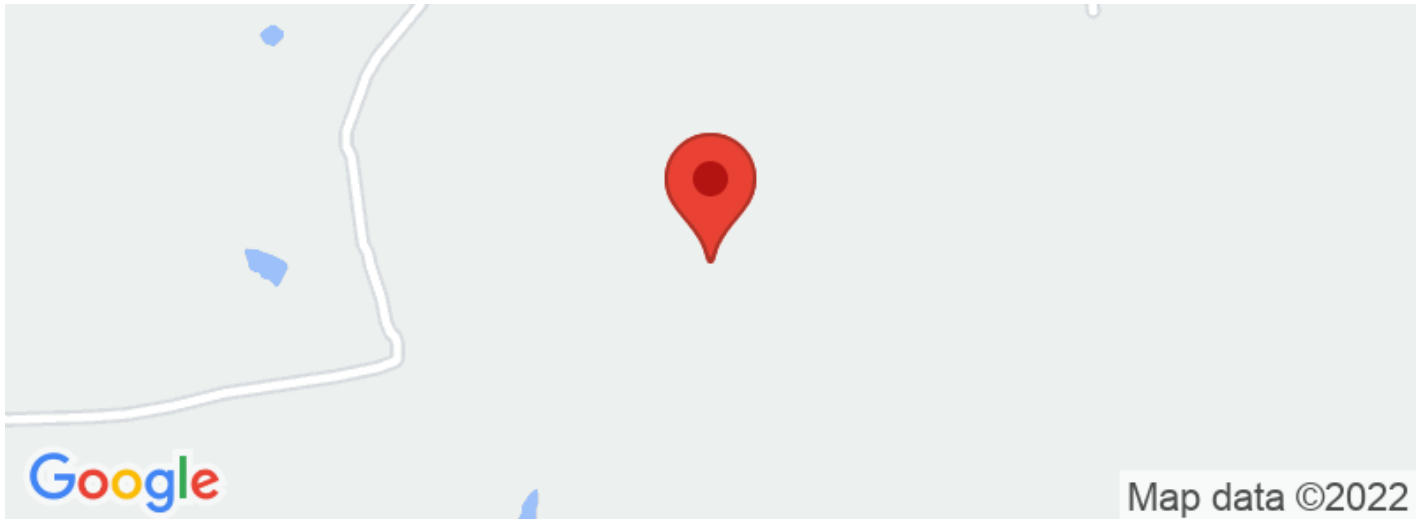


**Versatile Farm**  
**Bristow, OK / Creek County**

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## Locator Maps





## Aerial Maps



**Versatile Farm**  
**Bristow, OK / Creek County**

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**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

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**NOTES**

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## NOTES

[illegible]



## **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  
(405) 415-5977  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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