

**Creek Bottom Hunting**  
**Boat Ramp Road**  
**Eufaula, OK 74432**

**\$509,150**  
**170± Acres**  
**Pittsburg County**





## Creek Bottom Hunting Eufaula, OK / Pittsburg County

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### **SUMMARY**

**Address**

Boat Ramp Road Tract 13

**City, State Zip**

Eufaula, OK 74432

**County**

Pittsburg County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

35.1556 / -95.4948

**Acreage**

170

**Price**

\$509,150

**Property Website**

<https://arrowheadlandcompany.com/property/creek-bottom-hunting-pittsburg-oklahoma/34485/>



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### **PROPERTY DESCRIPTION**

If you are looking for a phenomenal recreational property with big buck genetics this Pittsburg County farm could be the one for you. This incredible farm has just about everything that the avid outdoorsman could ask for, including two major creeks that intersect on the west end with large hardwood timber lining their banks. House Creek flows the length of the property providing a consistent water source and a great travel corridor for deer and hogs. The mix of massive hardwood timber, thick brush bedding grounds, creek bottoms, and secluded clearings make for an impressive habitat for all kinds of wildlife. The southern end of the property has a large clearing with scattered shade trees and thickets would make a great location for a secluded food plot and the timber that surrounds it means there is no shortage of tree stand locations. The northern end is primarily open pasture ground with scattered pecan trees, this area will offer great cattle grazing and hay production opportunities. This property has some amazing recreational opportunities but the opportunities do not stop there, this farm sits just a few miles from Oklahoma's largest lake, Eufaula Lake and has many potential home build locations.

If you are interested in a larger tract of land there is additional acreage available to the east. 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).



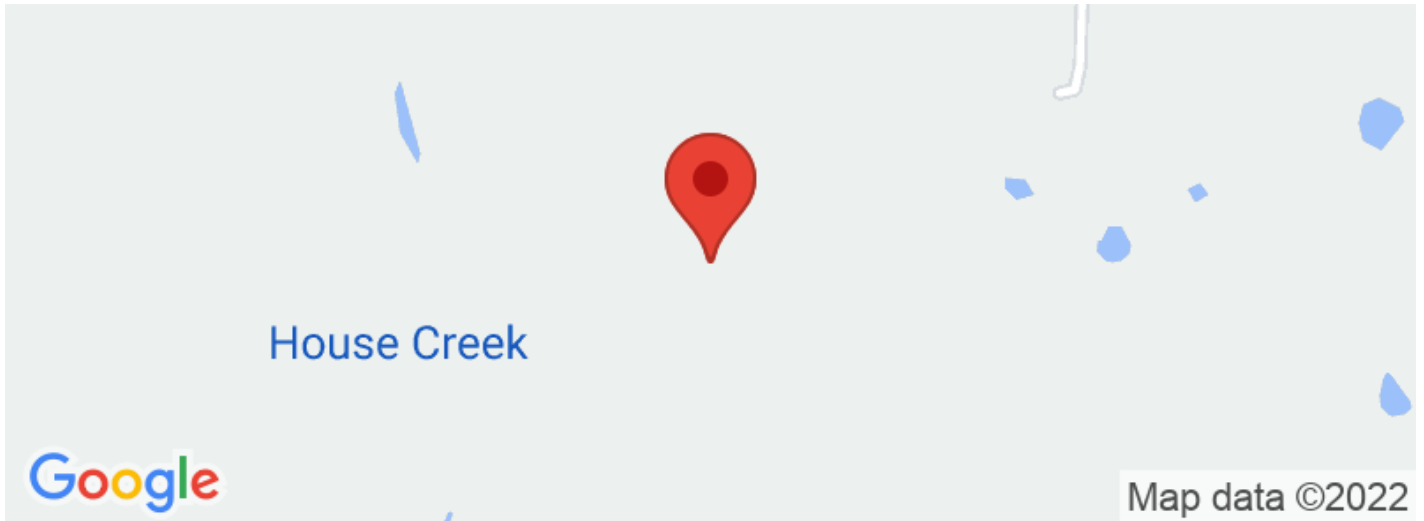


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## Locator Maps





## Aerial Maps



**Creek Bottom Hunting**  
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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](mailto:will.bellis@arrowheadlandcompany.com)

**Address**

**City / State / Zip**

Kellyville, OK 74039

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**NOTES**

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## NOTES

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## **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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