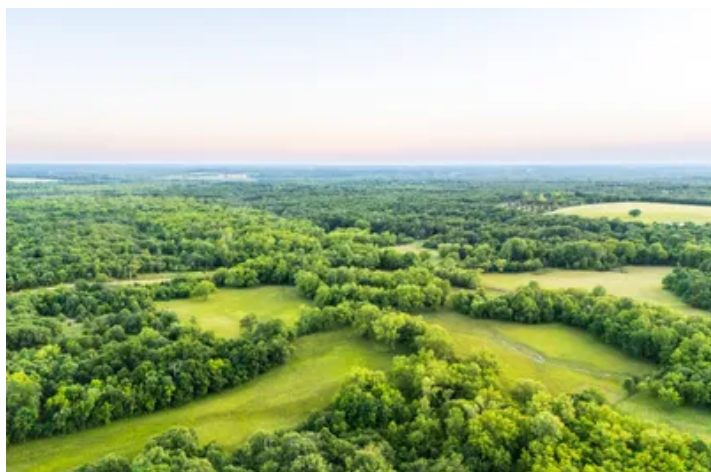


Hunting and Development Opportunity Near Stroud
W 341st Street S
Depew, OK 74028

\$147,500
40± Acres
Creek County



Hunting and Development Opportunity Near Stroud Depew, OK / Creek County

SUMMARY

Address

W 341st Street S

City, State Zip

Depew, OK 74028

County

Creek County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.66983 / -96.572313

Acreage

40

Price

\$147,500

Property Website

<https://arrowheadlandcompany.com/property/hunting-and-development-opportunity-near-stroud-creek-oklahoma/82522/>



Hunting and Development Opportunity Near Stroud Depew, OK / Creek County

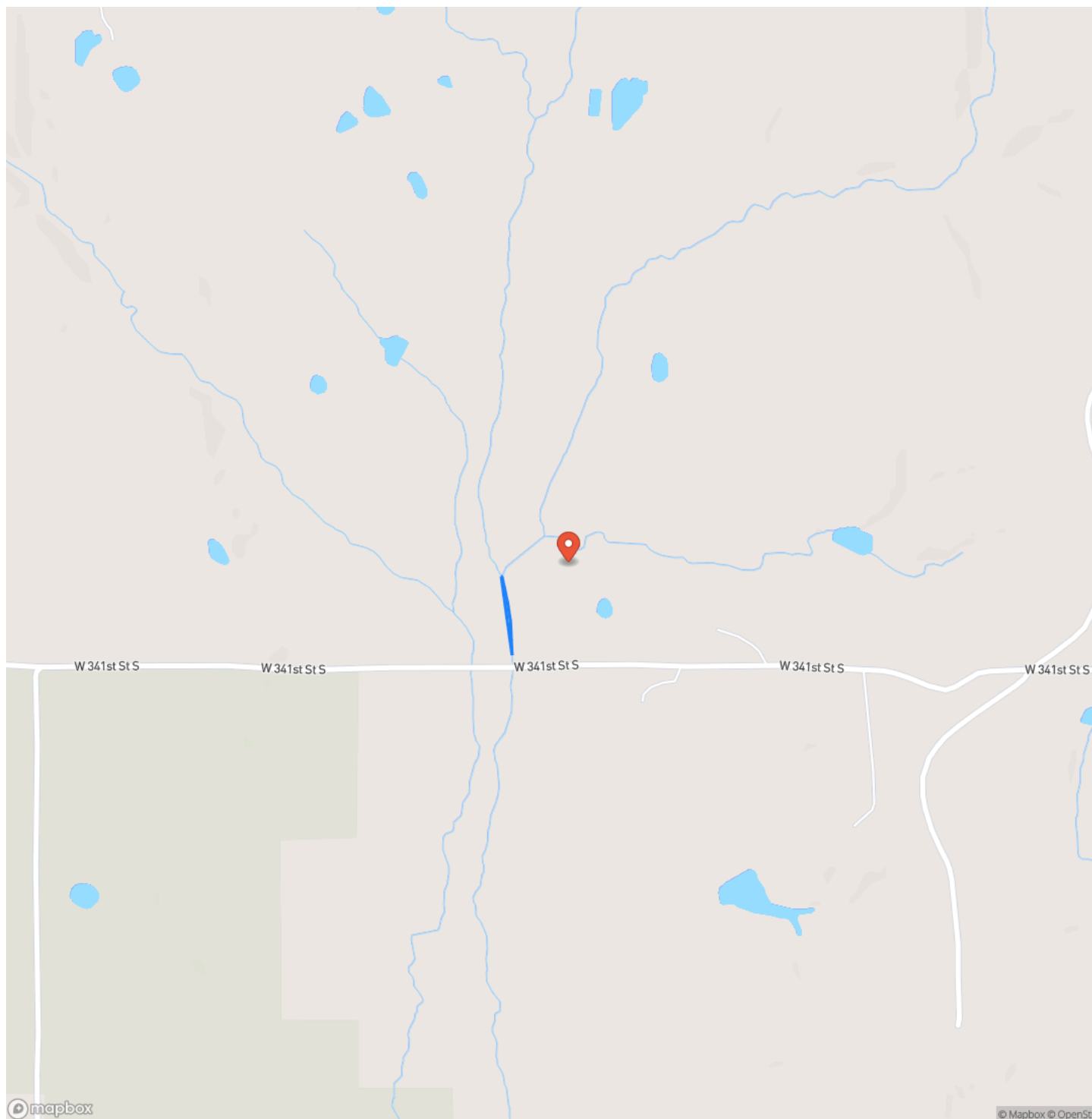
PROPERTY DESCRIPTION

This 40 ± acre property in Creek County, Oklahoma presents a great opportunity for hunting, recreation, or future development. Owner financing is available, and there is also the option to purchase mineral rights, adding flexibility and long-term value for buyers. The property features a mix of open fields and timber, creating ideal conditions for wildlife habitat and multiple land uses. A gated entrance and some existing barbed wire fencing are already in place. A combination of timber cover, open pasture, a pond, and small streams throughout the property provide excellent water sources and diverse hunting environments. Deer, turkey, and small game are commonly seen, and the open pockets offer great potential for setting up feeders and blinds. With road frontage and a landscape that supports both recreation and residential possibilities, this tract is a versatile option for buyers looking to hunt, build, or invest in land. Conveniently located just 20 ± minutes from Stroud, 1 hour and 5 +/- minutes from Tulsa, and approximately 1 hour and 15 +/- minutes from Oklahoma City, this property balances rural seclusion with accessibility to major city amenities. Whether you're seeking a weekend hunting retreat, a future build site, or a long-term land investment, this property delivers a strong combination of location, features, and potential! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis at [\(539\) 238-7693](tel:5392387693).

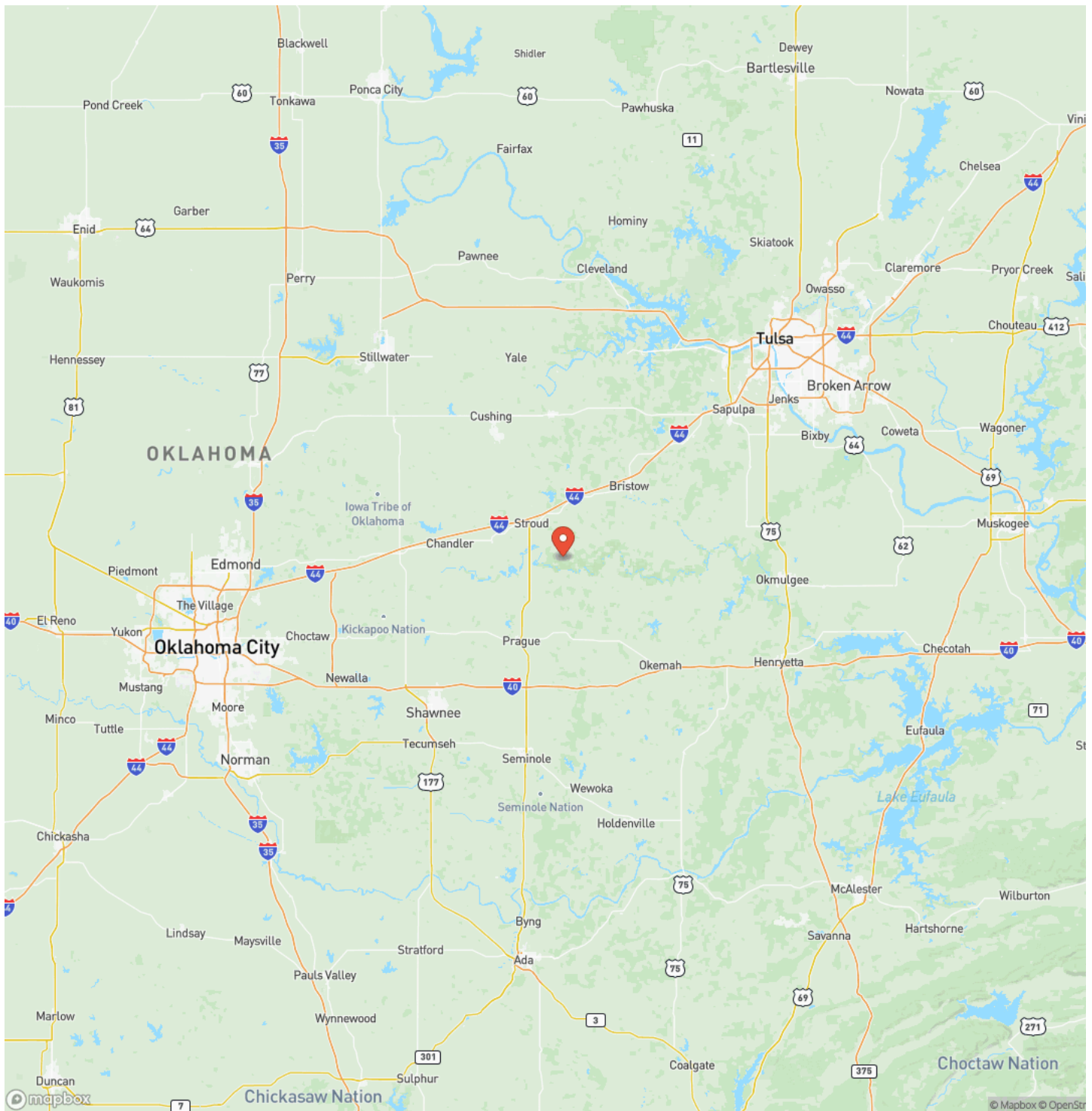
**Hunting and Development Opportunity Near Stroud
Depew, OK / Creek County**



Locator Map



Locator Map



Satellite Map



Hunting and Development Opportunity Near Stroud Depew, OK / Creek County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Bellis

Mobile

(539) 238-7693

Email

hunter.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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

