

New Country Home on Acreage
369150 N 1130 Rd
Okemah, OK 74859

\$595,000
51± Acres
Okfuskee County



New Country Home on Acreage Okemah, OK / Okfuskee County

SUMMARY

Address

369150 N 1130 Rd

City, State Zip

Okemah, OK 74859

County

Okfuskee County

Type

Farms, Hunting Land, Single Family, Recreational Land

Latitude / Longitude

35.379451 / -96.429916

Dwelling Square Feet

2200

Bedrooms / Bathrooms

3 / 2

Acreage

51

Price

\$595,000

Property Website

<https://arrowheadlandcompany.com/property/new-country-home-on-acreage-okfuskee-oklahoma/29913/>



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PROPERTY DESCRIPTION

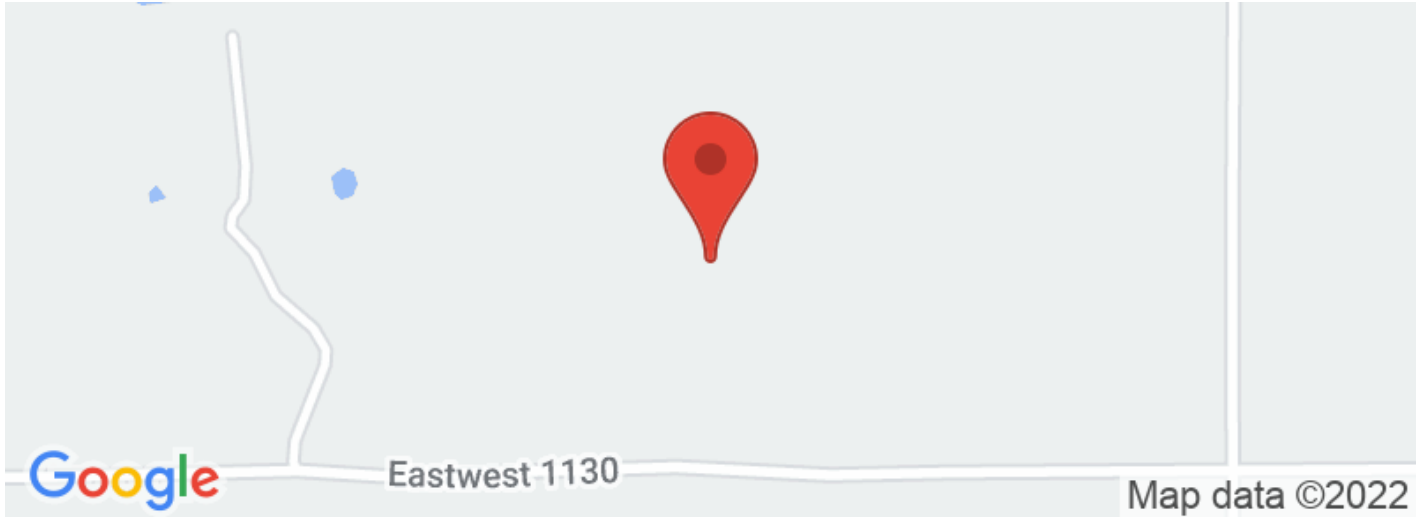
Price Reduced! Here is a special farm located less than a mile off of Highway 40, west of Okemah. This property, with a new barndominium style home, will make a beautiful primary residence for someone who wishes to enjoy the benefits of living the country lifestyle. As you enter the long driveway to the main home you'll notice the new barbed wire fencing, mowed pastures, and large hardwood timber. The brand new home is a 3bed/2bath barndominium with large porches and gorgeous views. A sizable living area greets you as you come through the front door with the massive master bed and bath to your left and two smaller bedrooms and bathroom to your right. The kitchen offers custom white cabinets, stainless double oven, range, dishwasher, and granite counter tops. From the dining room, double doors take you to a full length back porch that provides a great place for enjoying a cup of coffee and a sunset. Not only is this beautiful farm an amazing primary residence it also has some incredible hunting potential. The west end of the property is a mix of large hardwood timber, thick underbrush, and clearings. This combination makes great habitat for wildlife, such as whitetailed deer, wild hogs, turkeys, and small game. There are multiple potential food plot locations and no shortage of tree stand and blind locations. The current owner has taken many great bucks off of the property and lots of deer sign shows promise for a great upcoming season. A small pond in the northeast corner offers a consistent water source for wildlife and livestock as well as offering potential for a little fishing. Also a wet weather creek flows through the property giving the opportunity to build a larger pond if desired. If grazing a few head of cattle or owning a few horses is something that you are interested in, this property has plenty of beautiful pasture and well maintained fencing that will do the trick. The sky's the limit to what you could do with this special property. Additionally, new french drain and flower beds will be in place around the house in the upcoming weeks, as well as top soil, sod, and gravel for the driveway. This is a farm that will be great for someone looking for a beautiful country home, great hunting, and even cattle grazing potential. You don't want to miss out on this incredible opportunity. All showings are by appointment only. If you would like more information or to schedule your own private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



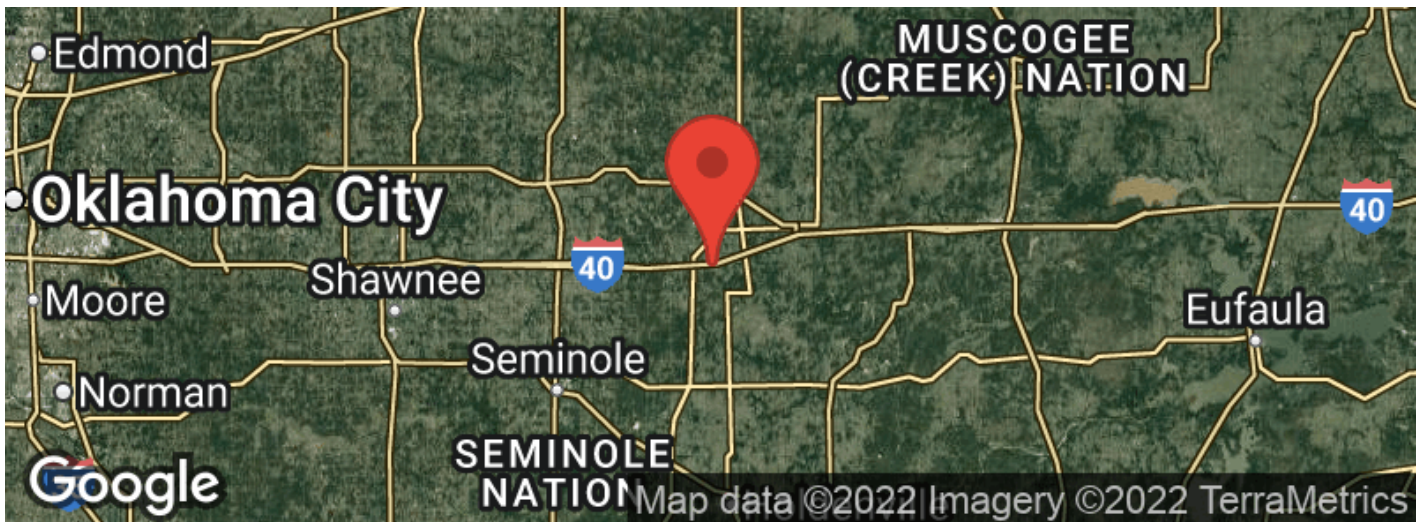
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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

City / State / Zip

Kellyville, OK 74039

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DISCLAIMERS

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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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