

West Rock Creek Ranch
Haskell ST RD
Elmore City, OK 73433

\$1,123,200
288.790± Acres
Garvin County



West Rock Creek Ranch
Elmore City, OK / Garvin County

SUMMARY

Address

Haskell ST RD

City, State Zip

Elmore City, OK 73433

County

Garvin County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.6107 / -97.3902

Acreage

288.790

Price

\$1,123,200

Property Website

<https://arrowheadlandcompany.com/property/west-rock-creek-ranch-garvin-oklahoma/101763/>



PROPERTY DESCRIPTION

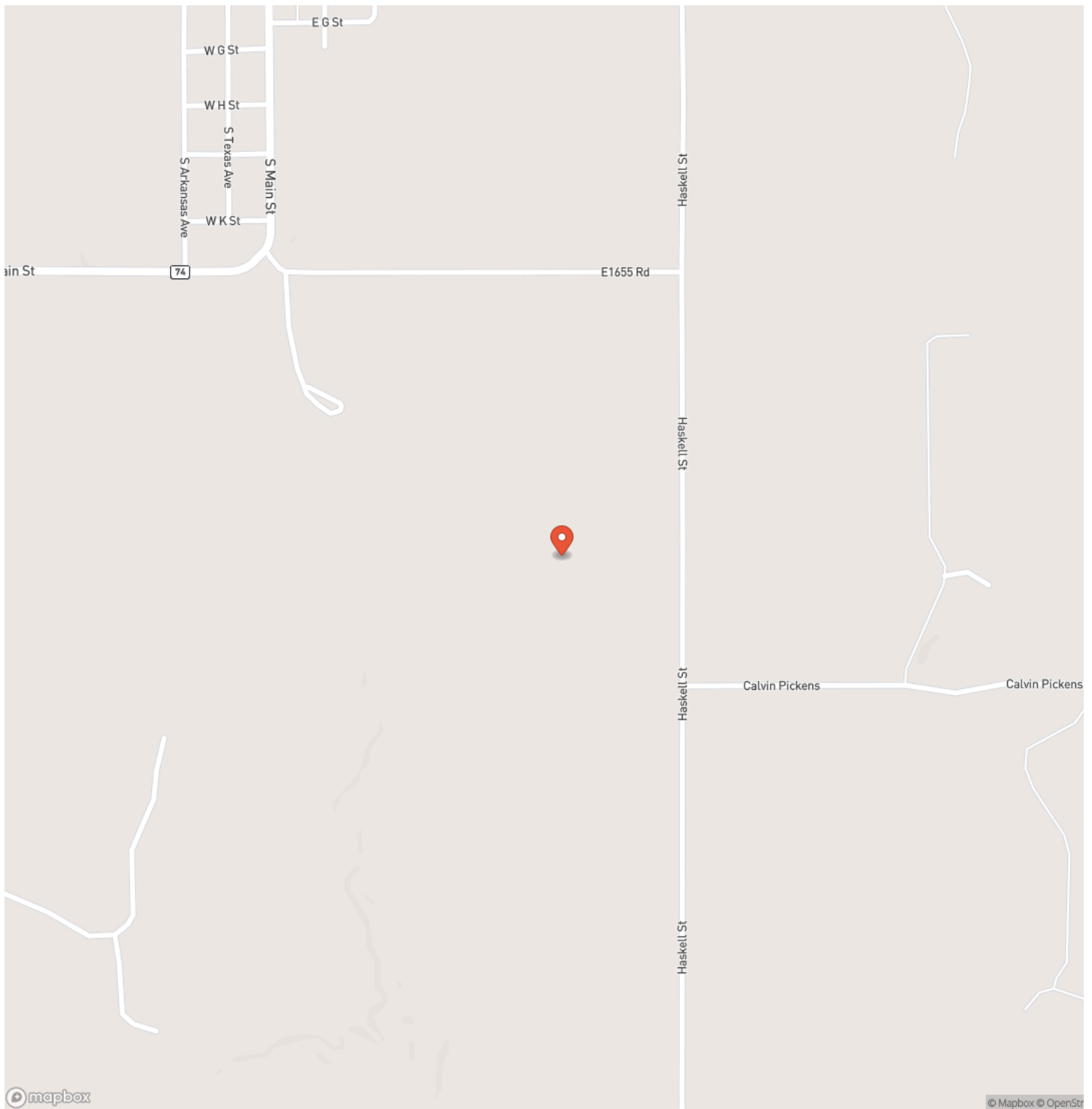
Take advantage of the opportunity to own 288.79 ± acres in Garvin County, Oklahoma, located just 1 +/- mile outside of Elmore City! This tract is well equipped for outdoor recreation and hunting! It features a balanced mix of hardwood timber, open clearings, and dense native cover. Mature oak trees are found throughout the property which contributes to a dependable acorn crop that naturally draws and supports whitetail deer and other wildlife. A key feature is Rock Creek, which runs through the western side of the property. It provides a steady water source and helps funnel wildlife movement across the property which helps create strong hunting setups! In addition, several ponds are scattered across the land offering great water sources that benefit wildlife throughout the year. The property's habitat is diverse and well established! East of the road, there are 70 +/- acres also available to be purchased. Between the 70 +/- acres and the 288.79 +/- acres, there are over 700 +/- pecan trees! Areas of switchgrass offer excellent bedding cover for deer and favorable nesting conditions for turkeys. Thick vegetation throughout provides the kind of security cover that encourages wildlife to remain on the property. The mature timber also supplies suitable roosting areas, contributing to a solid turkey presence. Hunters will appreciate the options that this tract offers with a combination of open sightlines for longer shots and defined corridors that are ideal for closer range setups. Whether you prefer rifle or bow hunting, the layout accommodates multiple styles of hunting. In addition to hunting, there is also an opportunity to run cattle! With paved road frontage the property also presents the opportunity for building a home or cabin, making it a great option for those wanting a permanent residence or weekend getaway. From hunting and recreation to future development potential, this 288.79 ± acre tract in Garvin County is a well-rounded property that offers both usability and natural appeal! It is located 12± miles from Pauls Valley, 55± miles south of Oklahoma City, and within 125± miles of the Dallas-Fort Worth area, making the property easily accessible while still offering a quiet rural setting! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

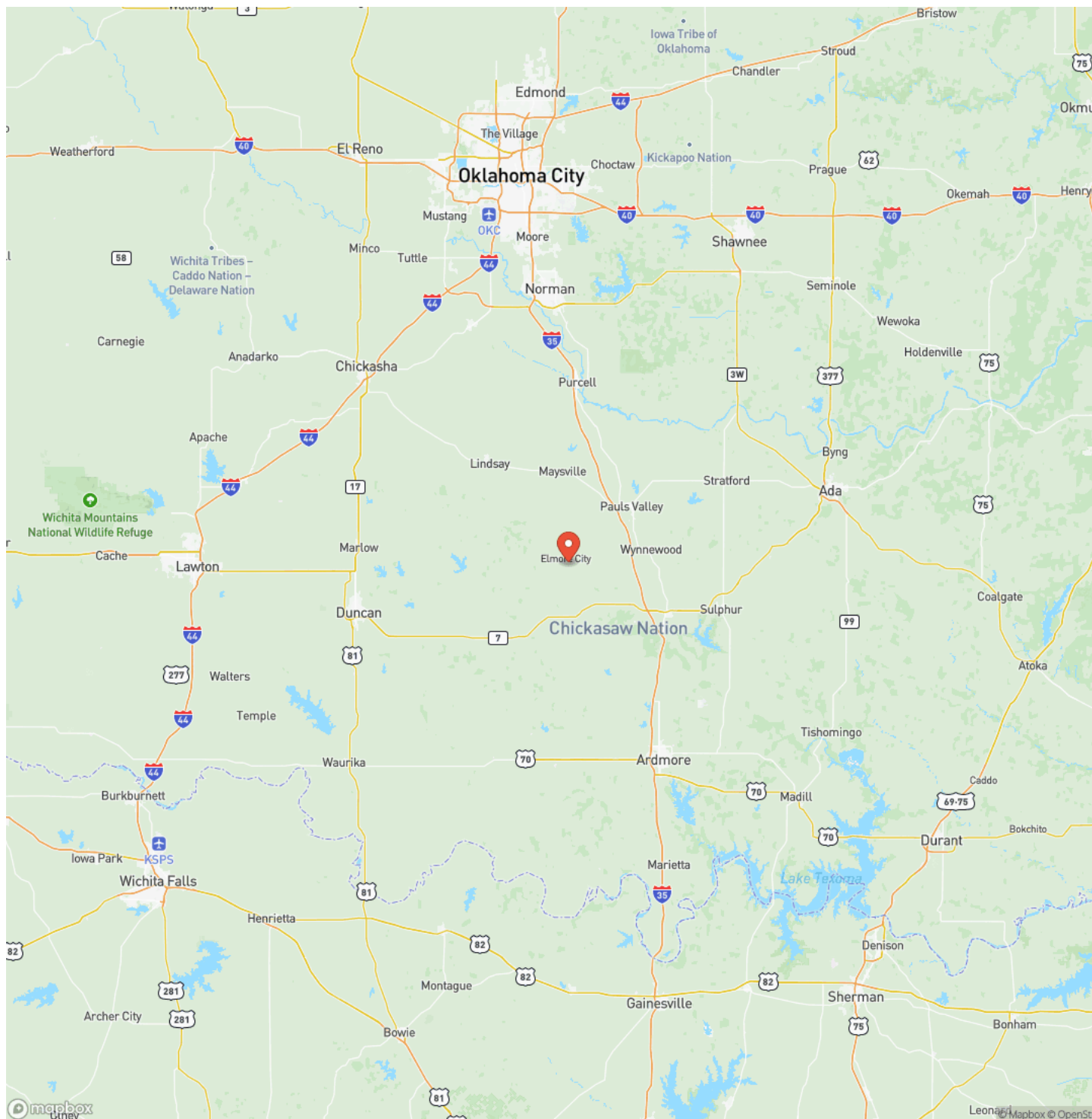
West Rock Creek Ranch
Elmore City, OK / Garvin County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

Mobile

(918) 367-7050

Email

owen.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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
<https://arrowheadlandcompany.com/>

