

**Grand Lake Timber Property**  
E 340 Rd  
Jay, OK 74346

**\$199,500**  
49.500± Acres  
Delaware County





**Grand Lake Timber Property**  
**Jay, OK / Delaware County**

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**SUMMARY**

**Address**

E 340 Rd

**City, State Zip**

Jay, OK 74346

**County**

Delaware County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

36.5243 / -94.9364

**Acreage**

49,500

**Price**

\$199,500

**Property Website**

<https://arrowheadlandcompany.com/property/grand-lake-timber-property-delaware-oklahoma/47663/>



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### **PROPERTY DESCRIPTION**

PRICE REDUCED! Introducing this awesome 49.5 +/- acre timber property located in Delaware County, Oklahoma. This property is made up of three separate tracks. This property features three gravel pull-in areas that provide easy access and parking to the property. Something very unique that this property brings is its rolling topography. It ranges from timber bottoms with wet weather creeks, elevated timber, and flats providing the ultimate timber hunting experience. There is power nearby. Having this big of a property that is this close to Grand Lake does not come to the market often. Whether you're looking for a small hunting property or a remote cabin/camper getaway, this tract invites you to escape to the great outdoors and make cherished memories in this wonderful location. All showings are by appointment only. It is located just 20 +/- miles from Grove and Jay, and is 1.5 +/- hours from Tulsa. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).





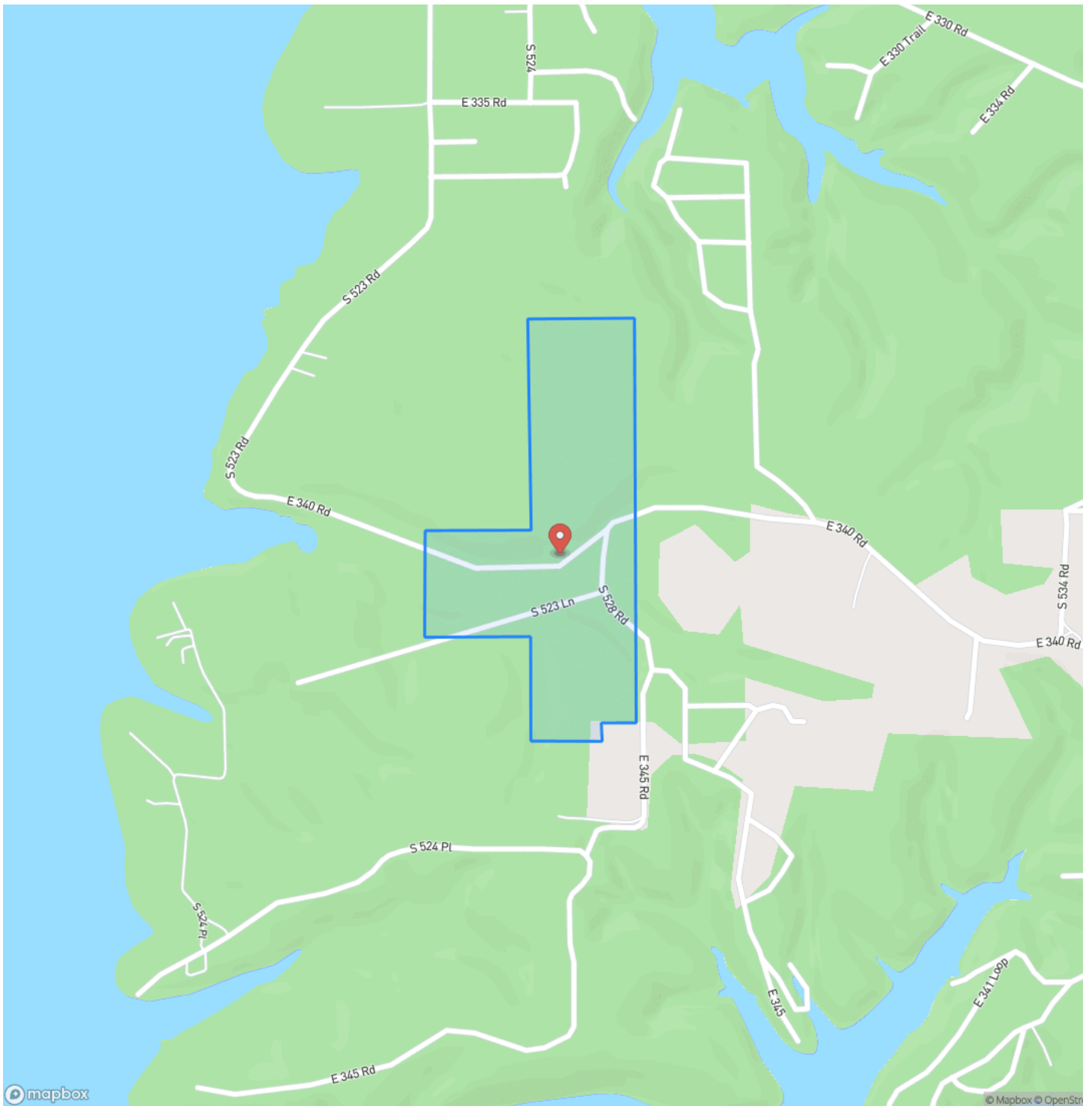
**Grand Lake Timber Property**  
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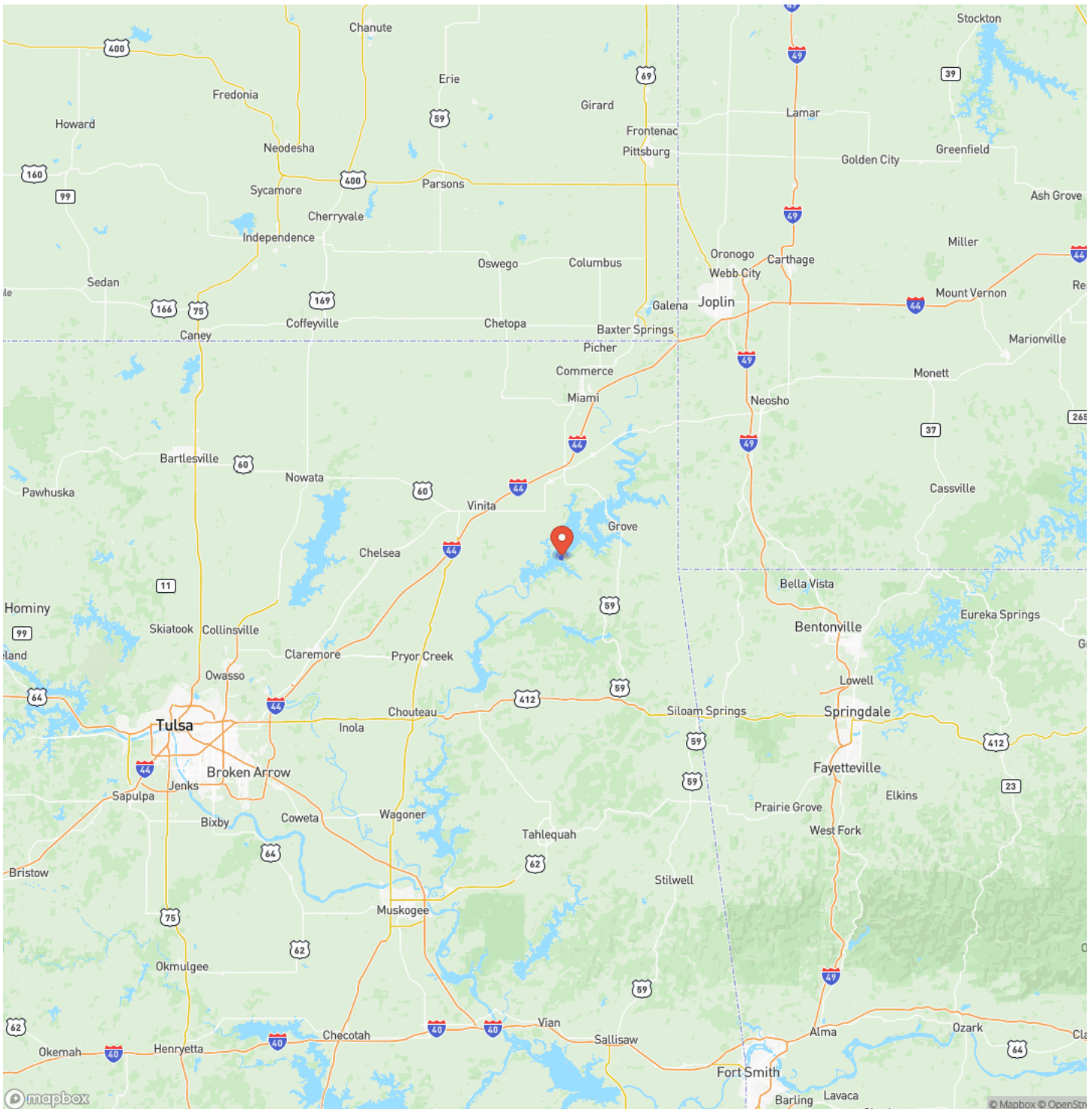




## Locator Map

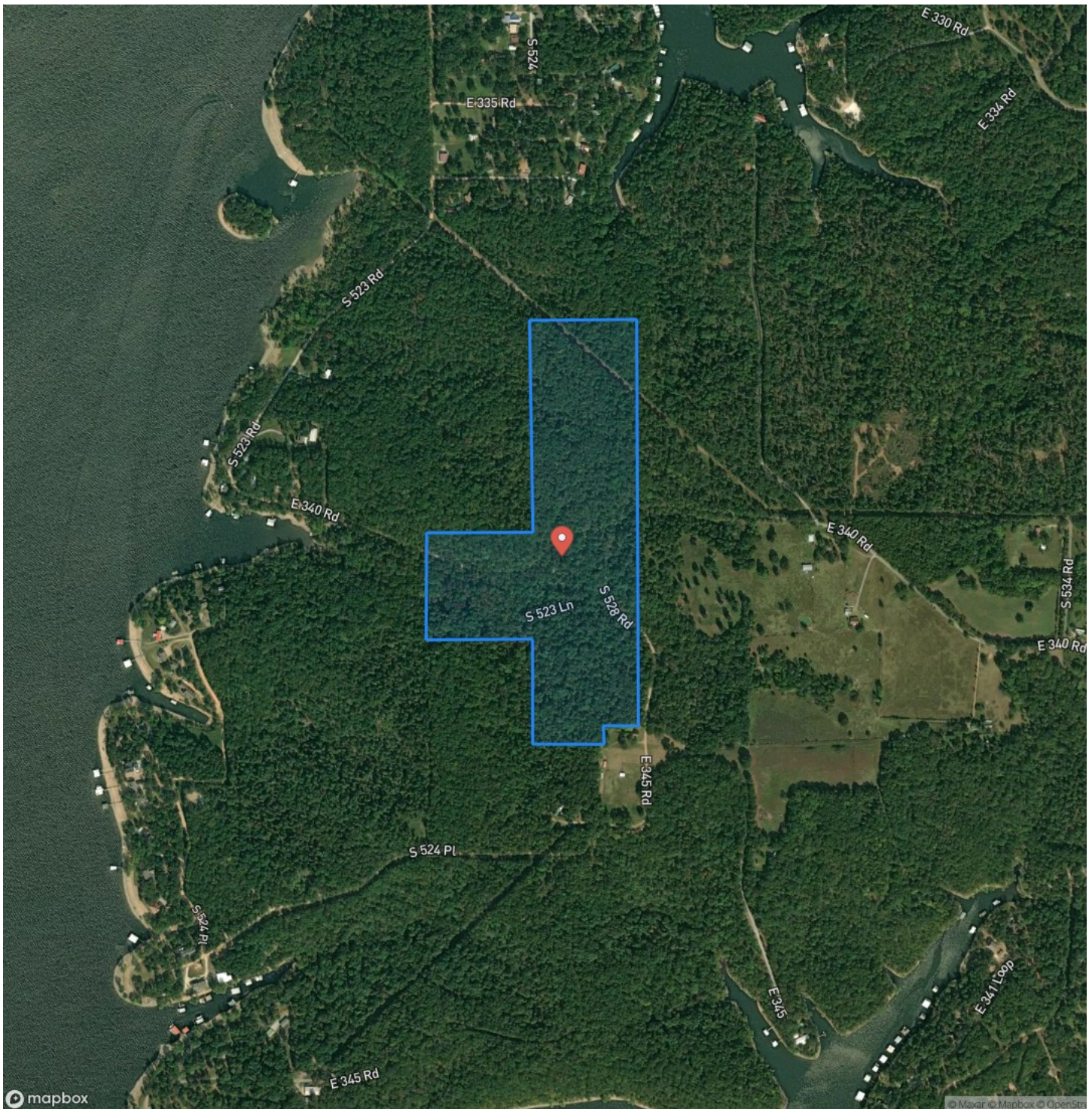


## Locator Map





## Satellite Map



**Grand Lake Timber Property**  
**Jay, OK / Delaware County**

## 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

## NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There is no handwriting or printed text on the page.

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



## 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.





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