

Large Recreational Tract
Boat Ramp Road
Eufaula, OK 74432

\$1,150,500
390± Acres
Pittsburg County



Large Recreational Tract Eufaula, OK / Pittsburg County

SUMMARY

Address

Boat Ramp Road Tract 14

City, State Zip

Eufaula, OK 74432

County

Pittsburg County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

35.1548 / -95.4908

Acreage

390

Price

\$1,150,500

Property Website

<https://arrowheadlandcompany.com/property/large-recreational-tract-pittsburg-oklahoma/34487/>



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PROPERTY DESCRIPTION

If you are looking for a large tract of land that has home build potential and phenomenal hunting opportunities with big buck genetics, this Pittsburg County farm could be the one for you. This incredible property 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 holds water during the driest of seasons and flows the length of the property providing a consistent water source and a great travel corridor for deer and hogs. The southern half of the property is made up of massive hardwood timber, thick brush bedding grounds, creek bottoms, and secluded clearings that provide wildlife with everything they need to thrive. This area would be 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 and multiple small ponds, 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, it sits just a few miles from Oklahoma's largest lake, Eufaula Lake and has many potential home build locations.

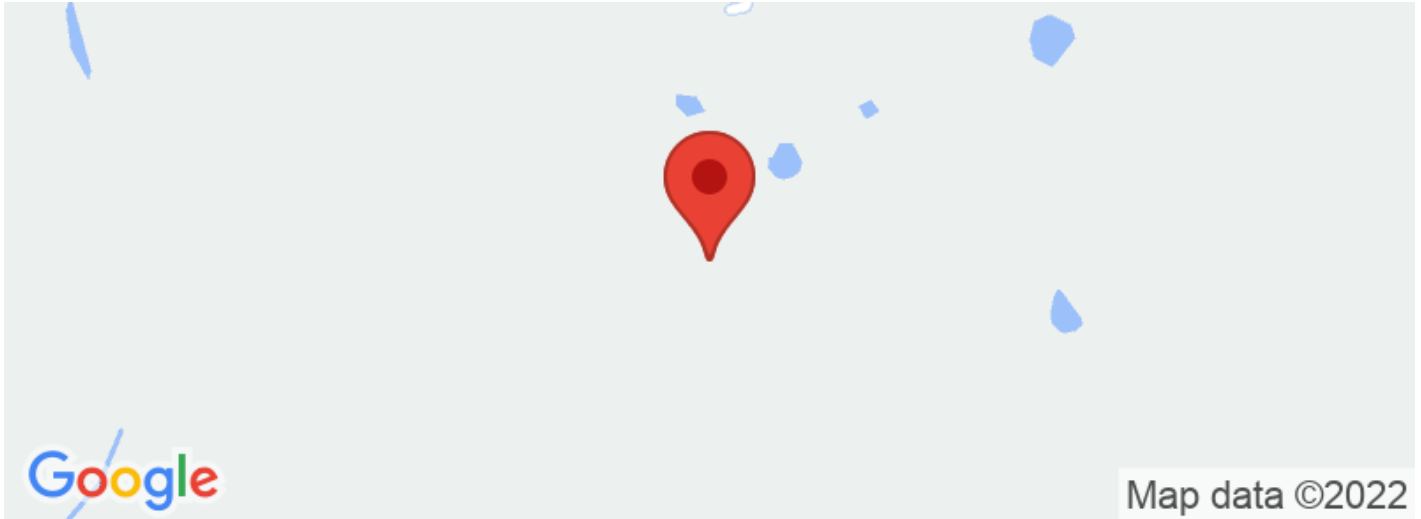
This incredible farm is one that you are not going to want to miss out on. The diversity of terrain including open pastures, thick brush, and massive hardwood timber creek bottoms will have you dreaming of the endless possibilities it offers. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



Large Recreational Tract Eufaula, OK / Pittsburg County



Locator Maps



Aerial Maps



Large Recreational Tract
Eufaula, OK / Pittsburg County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

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Office

(580) 319-2202

Email

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Address

City / State / Zip

Kellyville, OK 74039

NOTES



NOTES

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.



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