

**Box Creek Ranch**  
30310 Skagg City Rd  
Macomb, OK 74852

**\$1,200,000**  
400± Acres  
Pottawatomie County



**Box Creek Ranch**  
**Macomb, OK / Pottawatomie County**

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**SUMMARY**

**Address**

30310 Skagg City Rd

**City, State Zip**

Macomb, OK 74852

**County**

Pottawatomie County

**Type**

Farms, Hunting Land, Ranches, Single Family, Recreational Land, Residential Property

**Latitude / Longitude**

35.130619 / -96.90571

**Dwelling Square Feet**

2,128

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

400

**Price**

\$1,200,000

**Property Website**

<https://arrowheadlandcompany.com/property/box-creek-ranch/pottawatomie/oklahoma/90673/>



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### **PROPERTY DESCRIPTION**

This 400 +/- acre property, located in Pottawatomie County, is a true multi-use ranch with endless possibilities for ranching, hunting, and country living! Tucked back on a secluded drive, the 4 bedroom, 2 bathroom home offers 2,128 ± sq ft of space with hardwood floors, carpet in three bedrooms, two living areas, and a beautiful kitchen with a large island. The home also features both a front and back deck, providing plenty of space to relax outdoors and enjoy the views of the ranch. A well-maintained metal shop building sits next to the house for equipment storage and workspace. The land itself offers a blend of open pasture and wooded areas, making it ideal for both livestock and wildlife. An 80 +/- acre section is equipped with electric fencing, perfectly suited for running cattle or other livestock. Two good-sized ponds provide reliable water and fishing opportunities, while Box Creek winds through the back portion of the property, adding natural character and serving as another valuable water source for wildlife. With all of that being said, the hunting potential this property brings is true eye-opening! For hunters, this ranch is set up and ready to go with multiple blinds already in place and room for additional setups or food plots. Deer, turkey, and ducks are abundant throughout, making this a standout hunting property. With a spacious home, quality pasture, multiple water sources, and excellent hunting, this property combines everything needed for a true ranch and homestead! Located just 27 +/- minutes from Shawnee, 55 +/- minutes from Norman, and about 1 hour and 3 +/- minutes from Oklahoma City, it delivers the perfect balance of seclusion and accessibility. With opportunities for hunting, ranching, livestock, or country living, this property's potential is endless! 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).

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.

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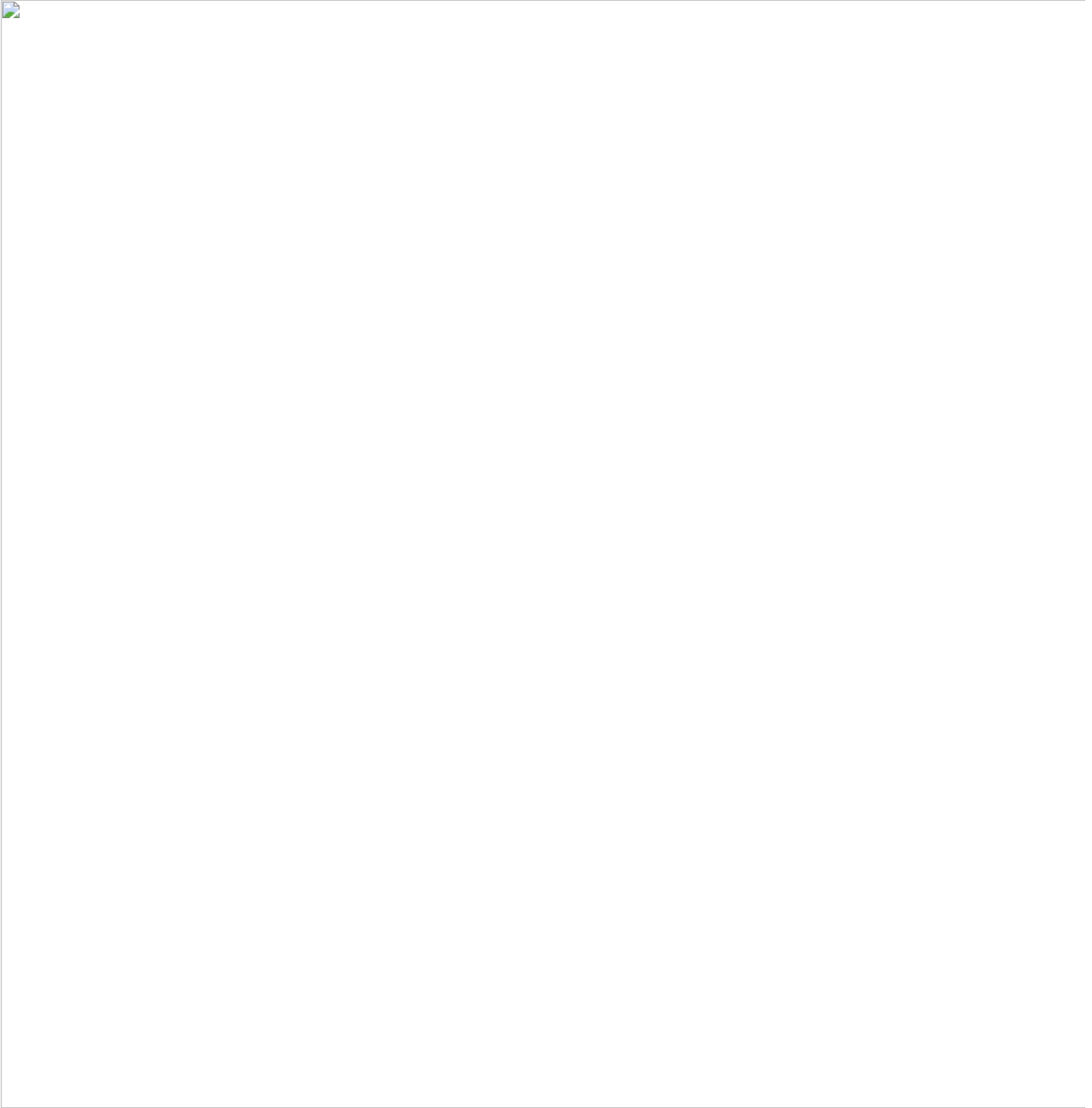
## Locator Map

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## Locator Map

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## Satellite Map

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## **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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