

Hunter's/Cattleman's Paradise
10852 NS 363 Rd
Seminole, OK 74868

\$924,000
308± Acres
Seminole County



Hunter's/Cattleman's Paradise
Seminole, OK / Seminole County

SUMMARY

Address

10852 NS 363 Rd

City, State Zip

Seminole, OK 74868

County

Seminole County

Type

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

Latitude / Longitude

35.4383 / -96.5391

Acreage

308

Price

\$924,000

Property Website

<https://arrowheadlandcompany.com/property/hunter-s-cattleman-s-paradise-seminole-oklahoma/39430/>



PROPERTY DESCRIPTION

If you are in the market for prime hunting and/or livestock property, take a look at this 308 +/- acres located in Seminole County, Oklahoma. This property is tucked away down a dead-end road and is in very close proximity to the North Canadian River, making it an ideal location for any avid waterfowl hunter. The property boasts multiple ponds, providing ample water sources for both wildlife and livestock. The combination of the river nearby and the ponds on the property creates an excellent habitat for waterfowl, potentially making it an ideal spot to hunt waterfowl. In addition to the waterfowl, there is also an abundance of deer sign throughout the property. With thick wooly timber providing cover along with towering hardwood timber, the property is a haven for wildlife. The east side of the property has a small food plot location, adding to the excellent hunting potential. The property is set up for one to have livestock, with large open pastures for grazing and fencing already in place. The ponds on the property can be used as a water source for the livestock. Electricity is readily available on the west side of the property along the road, adding to the ease of use for any potential owner. This property truly has it all, making it an amazing opportunity for any cattleman, hunter, or both. Being just 9 +/- miles for Prague, Oklahoma, you are in close proximity to get any amenities you may need.

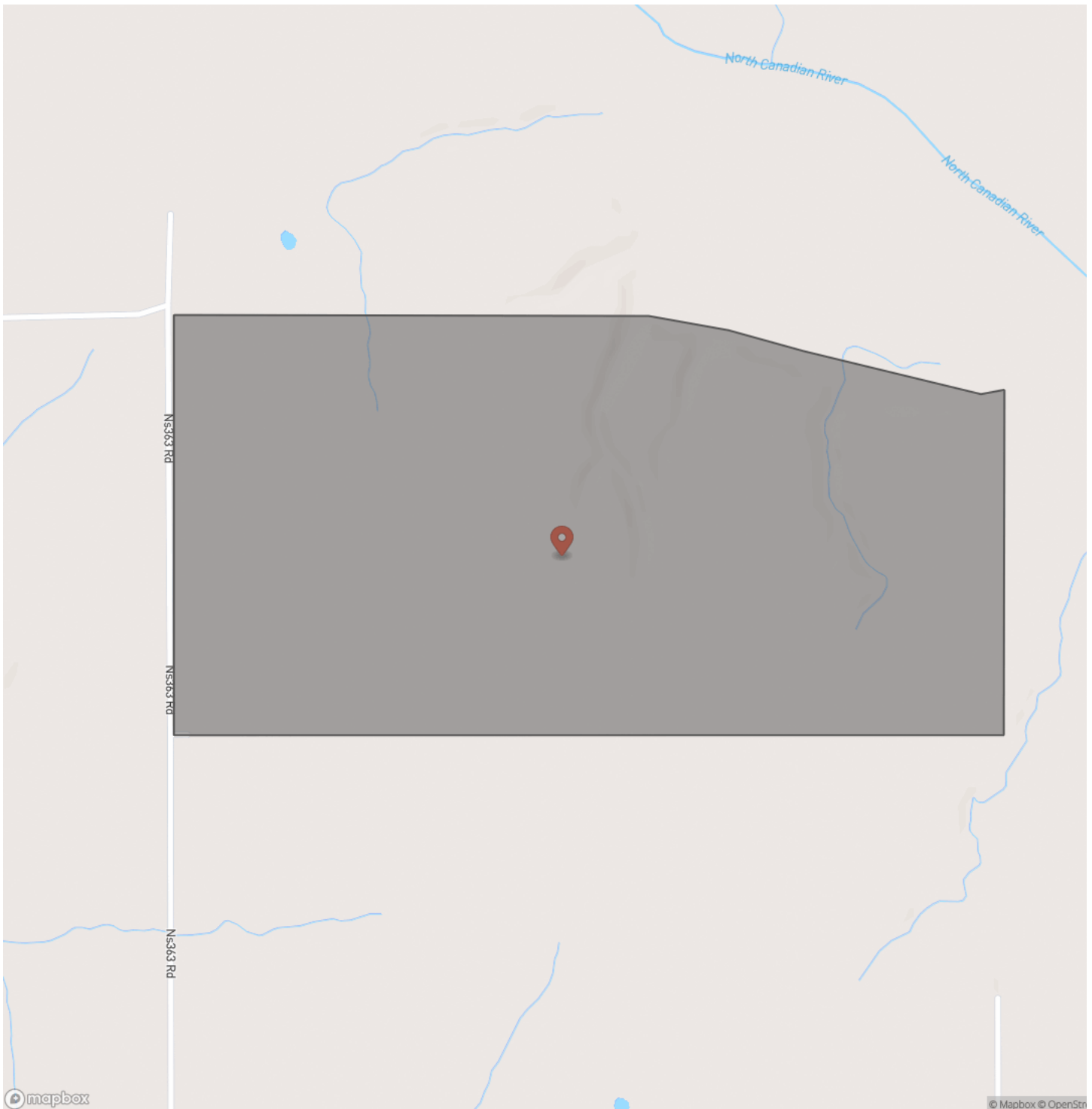
Don't miss out on this rare opportunity to own a piece of paradise in Seminole County. Whether you are looking to hunt, raise livestock or just enjoy the great outdoors, this property is a must-see. Contact us today to schedule a viewing and see for yourself the endless possibilities this property has to offer. 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).



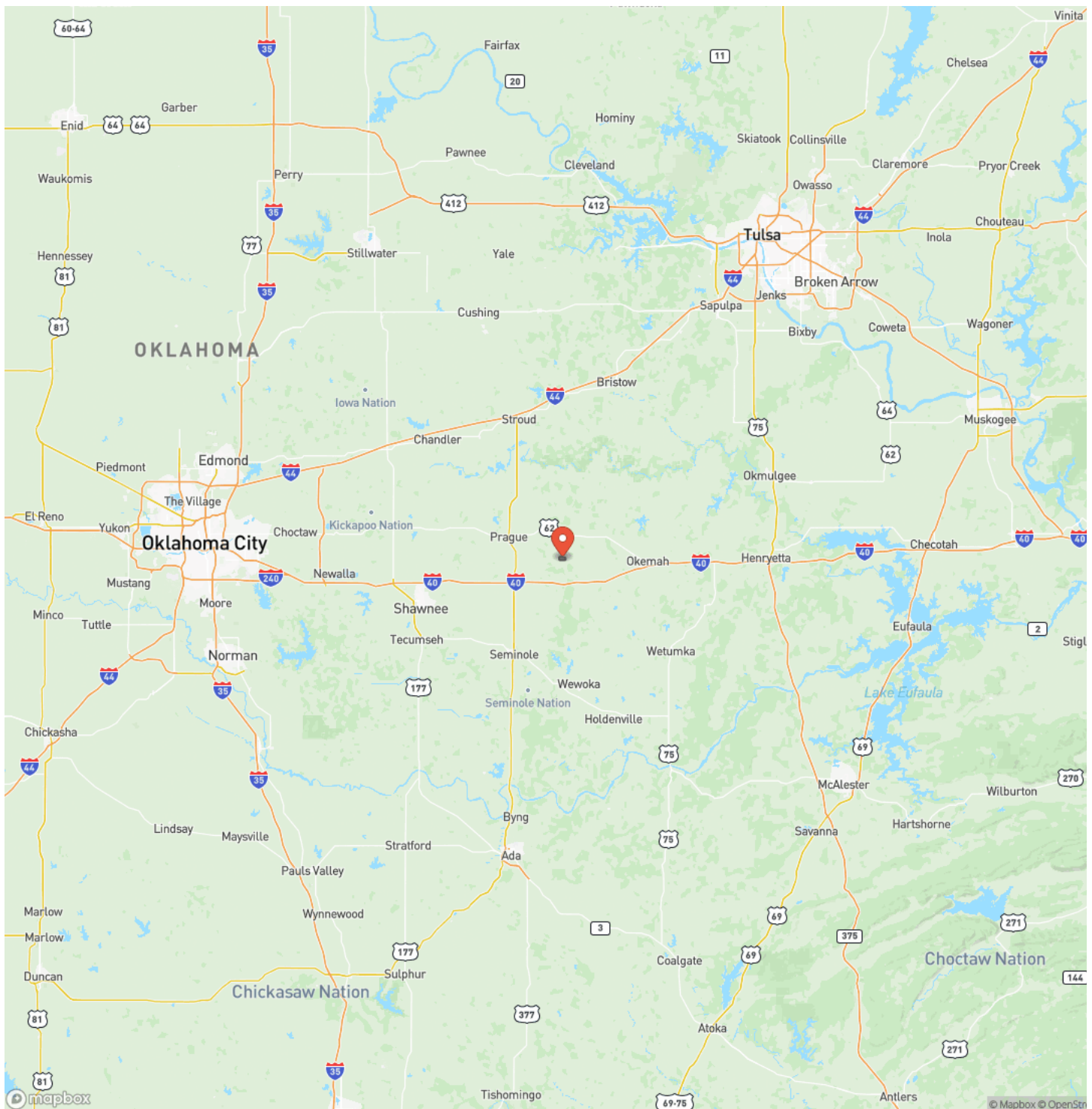
Hunter's/Cattleman's Paradise
Seminole, OK / Seminole County



Locator Map



Locator Map



Satellite Map



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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