

Great Build Sites/ Great Hunting
9331 W 33 Rd St S
Boynton, OK 74422

\$300,000
60± Acres
Muskogee County



**Great Build Sites/ Great Hunting
Boynton, OK / Muskogee County**

SUMMARY

Address

9331 W 33 Rd St S

City, State Zip

Boynton, OK 74422

County

Muskogee County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.7022 / -95.675

Acreage

60

Price

\$300,000

Property Website

<https://arrowheadlandcompany.com/property/great-build-sites-great-hunting-muskogee-oklahoma/57281/>



PROPERTY DESCRIPTION

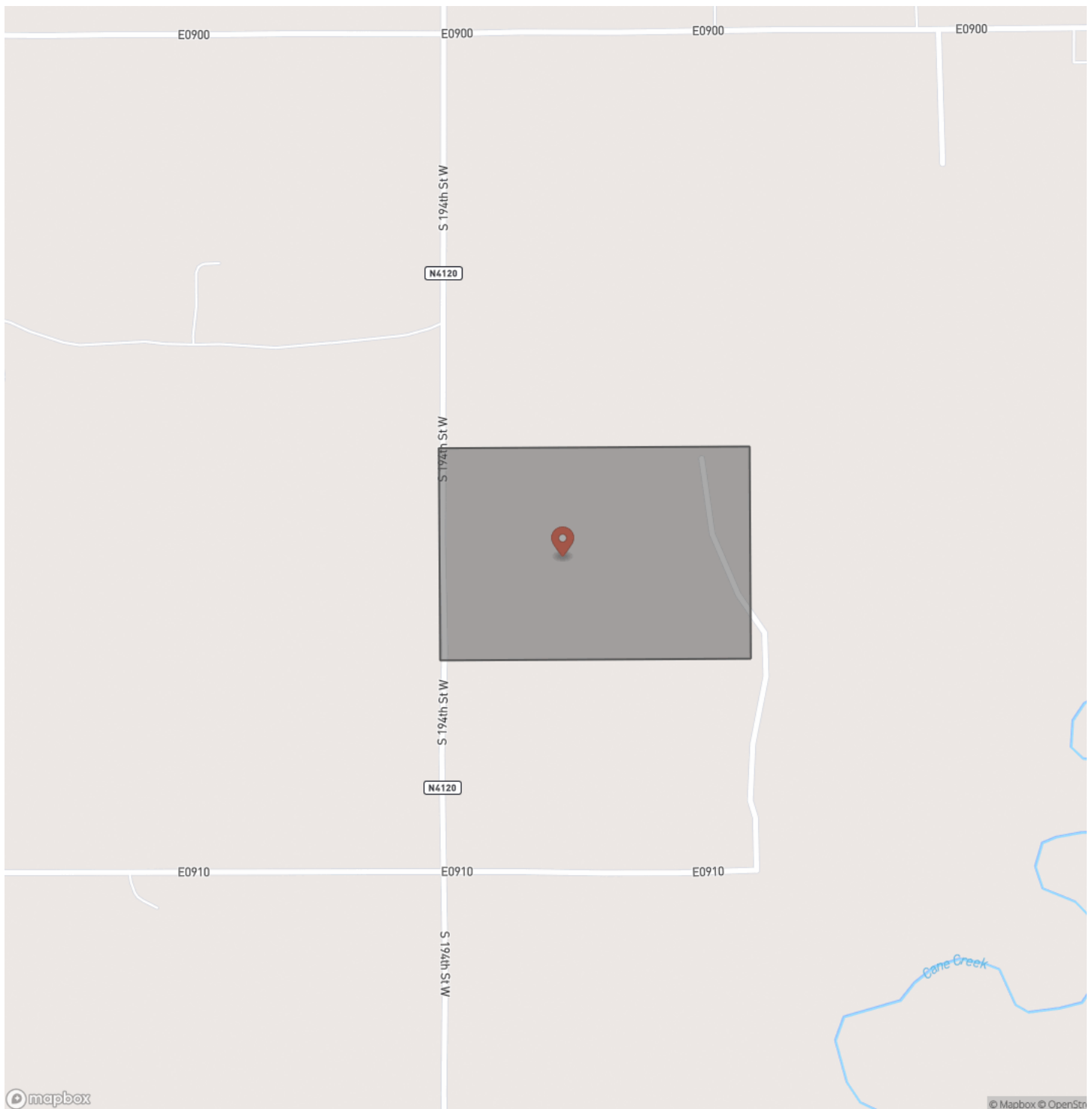
Featuring 60 +/- acres located in Muskogee County, Oklahoma, this property offers many opportunities, such as building your dream home. There are multiple areas on the property with great build sites for your next home. The property already has power and will have access to rural water. Additionally, there are multiple areas suitable for planting great food plots and creating small watering holes. The deer hunting on this farm is excellent, with great stand locations to catch deer during the rut. The property also has hogs, whether you prefer to hunt them over feed or run them with dogs; this property offers both options. A nice creek runs through the property, providing wildlife with easy access to water. This place is truly incredible; don't miss out on owning it! It is located just 10 +/- minutes from Boynton, 25 +/- minutes from Morris, and 35 +/- minutes from Okmulgee. All showings are by appointment only. For more information or to schedule a private viewing, please contact Will Bellis at [\(918\) 978-9311](tel:(918)978-9311) or Owen Bellis at [\(918\) 367-7050](tel:(918)367-7050).



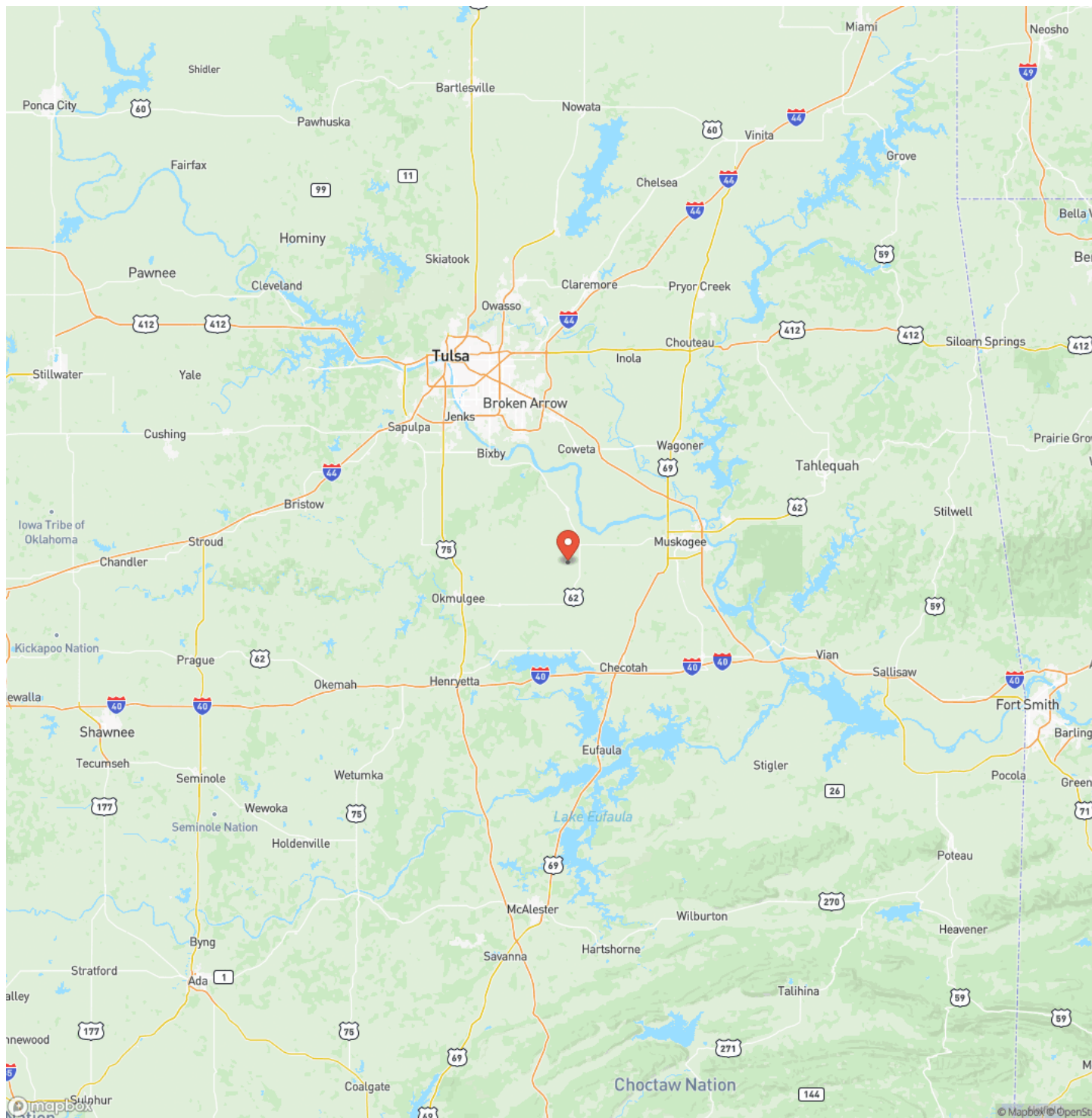
Great Build Sites/ Great Hunting
Boynton, OK / Muskogee County



Locator Map



Locator Map



Satellite Map



[illegible]

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
(405) 415-5977
www.arrowheadlandcompany.com

