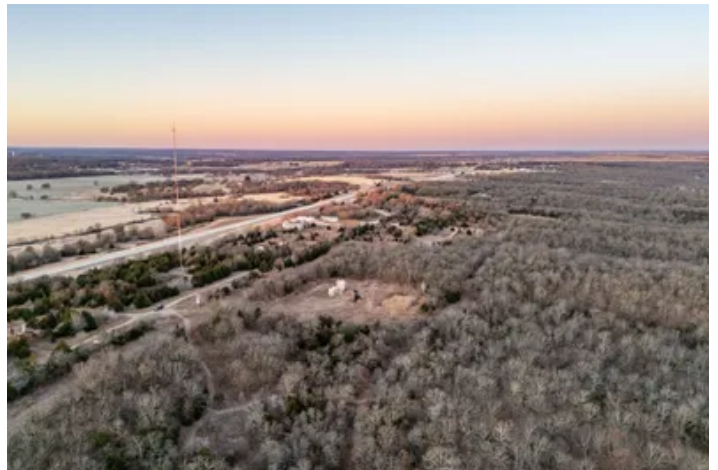


Tract 3 Cimarron Oaks Ranch
50405 W 31st Street S
Oilton, OK 74030

\$1,240,000
428± Acres
Creek County



**Tract 3 Cimarron Oaks Ranch
Oilton, OK / Creek County**

SUMMARY

Address

50405 W 31st Street S

City, State Zip

Oilton, OK 74030

County

Creek County

Type

Hunting Land, Ranches, Single Family, Residential Property,
Timberland

Latitude / Longitude

36.1245 / -96.5572

Dwelling Square Feet

1,196

Bedrooms / Bathrooms

2 / 10

Acreage

428

Price

\$1,240,000

Property Website

<https://arrowheadlandcompany.com/property/tract-3-cimarron-oaks-ranch/creek/oklahoma/97540/>



Tract 3 Cimarron Oaks Ranch Oilton, OK / Creek County

PROPERTY DESCRIPTION

PRICE REDUCED! Welcome to Tract 3 of the Cimarron Oaks Ranch, a 428 ± acre hunting-focused property in Creek County, Oklahoma, located just north of Highway 51 with three separate gated entrance points offering excellent access throughout the tract! Upon entering the property, you'll find a 1,196 ± sq ft home featuring 2 bedrooms and 1 bathroom-providing a solid base for country living or extended hunting stays. The land is primarily made up of thick, mature timber and showcases strong elevation changes that create natural travel corridors, bedding areas, and ideal hunting terrain. Lagoon Creek runs through the northern portion of the property and is a substantial creek, adding both scenic value and potential fishing/waterfowl hunting opportunities while serving as a major water source for wildlife. Bordering public land also further enhances the hunting opportunities. Multiple established trail systems weave throughout the property, allowing easy foot access to key areas, and there are already feeders, blinds, and food plots in place to support active hunting operations. Deer, hogs, and small game are consistently present, making this tract a proven and diverse hunting property with room to further enhance habitat and setups. Conveniently located just 33 ± minutes from Stillwater, 35 ± minutes from Tulsa, and approximately 1 hour and 20 ± minutes from Oklahoma City, this tract offers size, water, elevation, and improvements that come together to create a premier recreational holding. Tract 3 stands out as a legacy-caliber hunting property with the scale and features to support years of unforgettable outdoor experiences. All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065) or Luke Roberts at [\(918\) 399-2569](tel:9183992569).

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.

Tract 3 Cimarron Oaks Ranch
Oilton, OK / Creek County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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