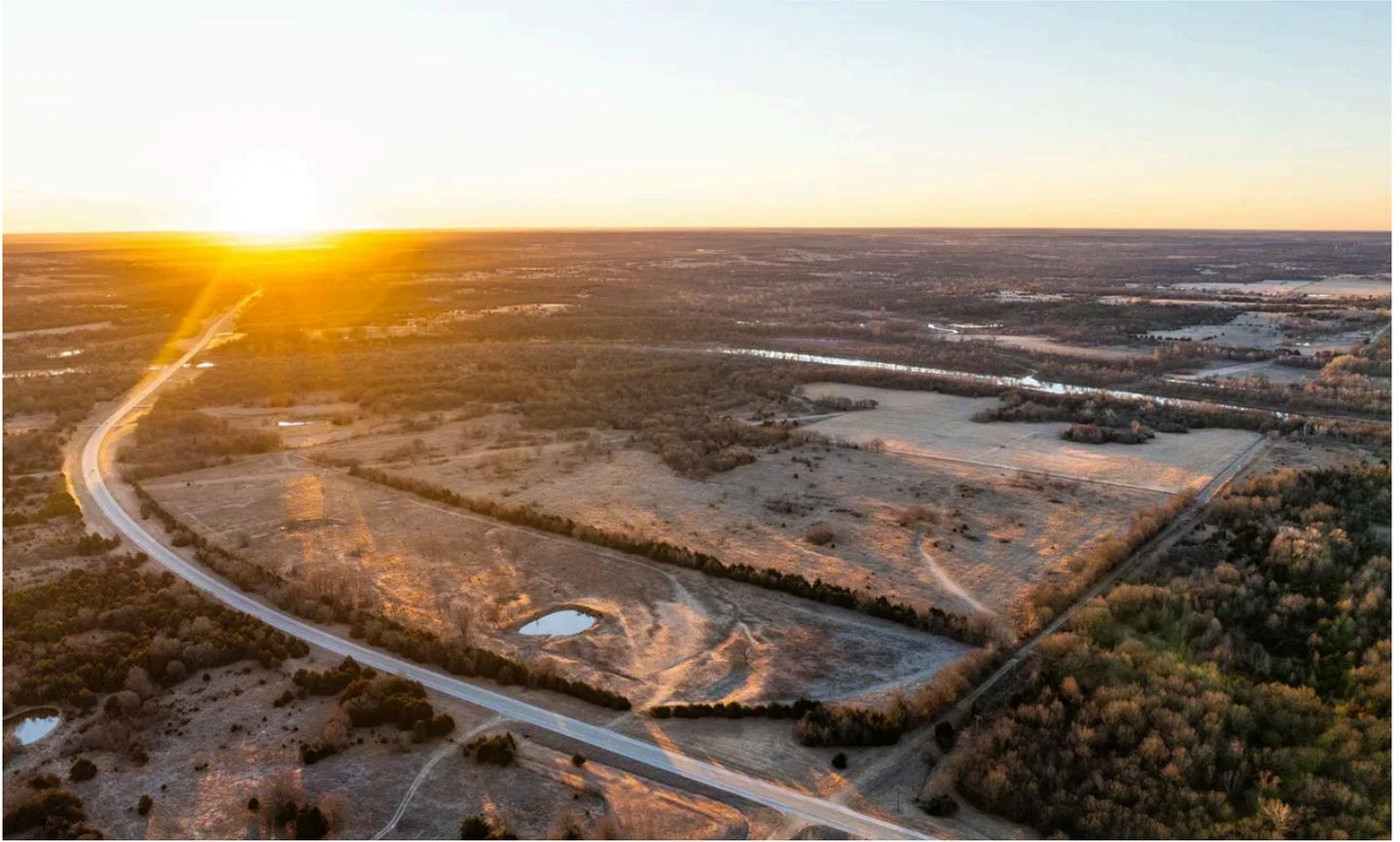


Highway 51 Combination Tract
S 481st West Ave
Oilton, OK 74030

\$438,750
117± Acres
Creek County



Highway 51 Combination Tract Oilton, OK / Creek County

SUMMARY

Address

S 481st West Ave

City, State Zip

Oilton, OK 74030

County

Creek County

Type

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

Latitude / Longitude

36.1184 / -96.5264

Acreage

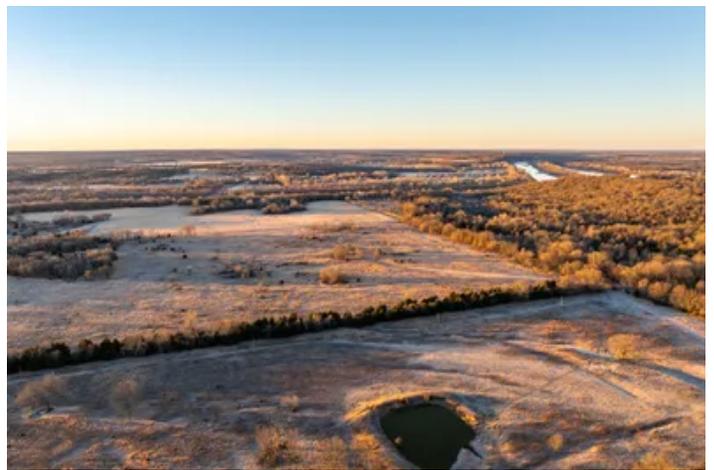
117

Price

\$438,750

Property Website

<https://arrowheadlandcompany.com/property/highway-51-combination-tract/creek/oklahoma/97553/>

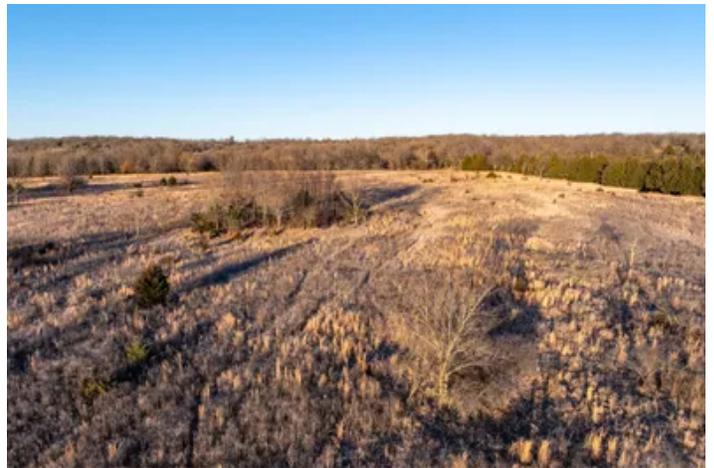


Highway 51 Combination Tract Oilton, OK / Creek County

PROPERTY DESCRIPTION

Take a look at this 117 ± acre property in Creek County that brings together excellent grazing opportunities, hunting and build potential. This property features mostly flat, open pasture with scattered tree lines that naturally frame the land and add a sense of privacy while still maintaining usability. The property is fully fenced and well-suited for running cattle or other livestock immediately, with two ponds that provide a reliable water source. Cross fencing runs through the center of the property, providing a practical setup for moving cattle between sections to be able to manage grazing. Multiple gated entrances offer convenient access, and the tract benefits from road frontage on two sides, including Highway 51 to the north and S 481st West Ave to the west, making movement, management, and future improvements easy. The layout and level terrain also make this tract an excellent candidate for a homesite, barn, or shop, whether you're looking to establish a small ranch operation or build a country home with acreage. The southern 80 +/- acres provide more of the timber where there is hunting potential. Conveniently located just 33 ± minutes from Stillwater, 35 ± minutes from Tulsa, and approximately 1 hour and 20 ± minutes from Oklahoma City, Tract 7 offers a versatile mix of accessibility, productivity, and rural appeal-ideal for livestock, building, or a combination of both. All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:(918)424-6065) or Luke Roberts at [\(918\) 399-2569](tel:(918)399-2569) . 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.

Highway 51 Combination Tract
Oilton, OK / Creek County



Locator Map



Locator Map



Satellite Map



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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