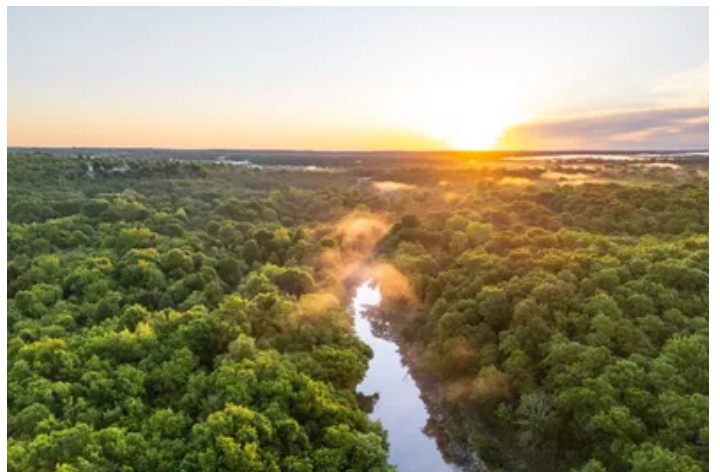


Tract 3 Cimarron Oaks Ranch
50405 W 31st Street S
Oilton, OK 74030

\$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

36.125938 / -96.557347

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

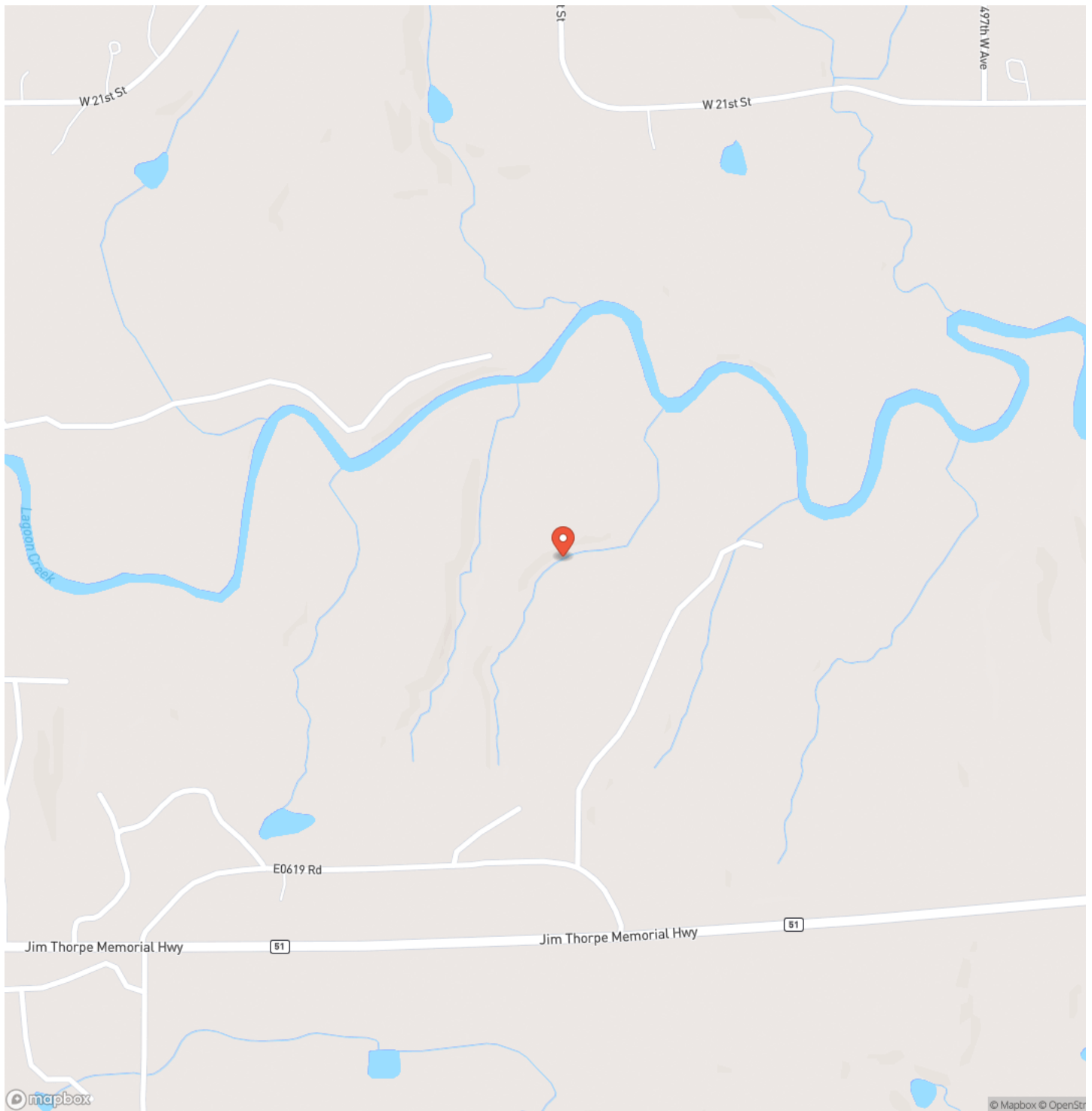
PRICE REDUCED! Welcome to Tract 3 of the Cimarron Oaks Ranch, a 428 ± acre hunting-focused property in Creek County, Oklahoma, located just north of Highway 51 with three separate gated entrance points offering excellent access throughout the tract! Upon entering the property, you'll find a 1,196 ± sq 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 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.

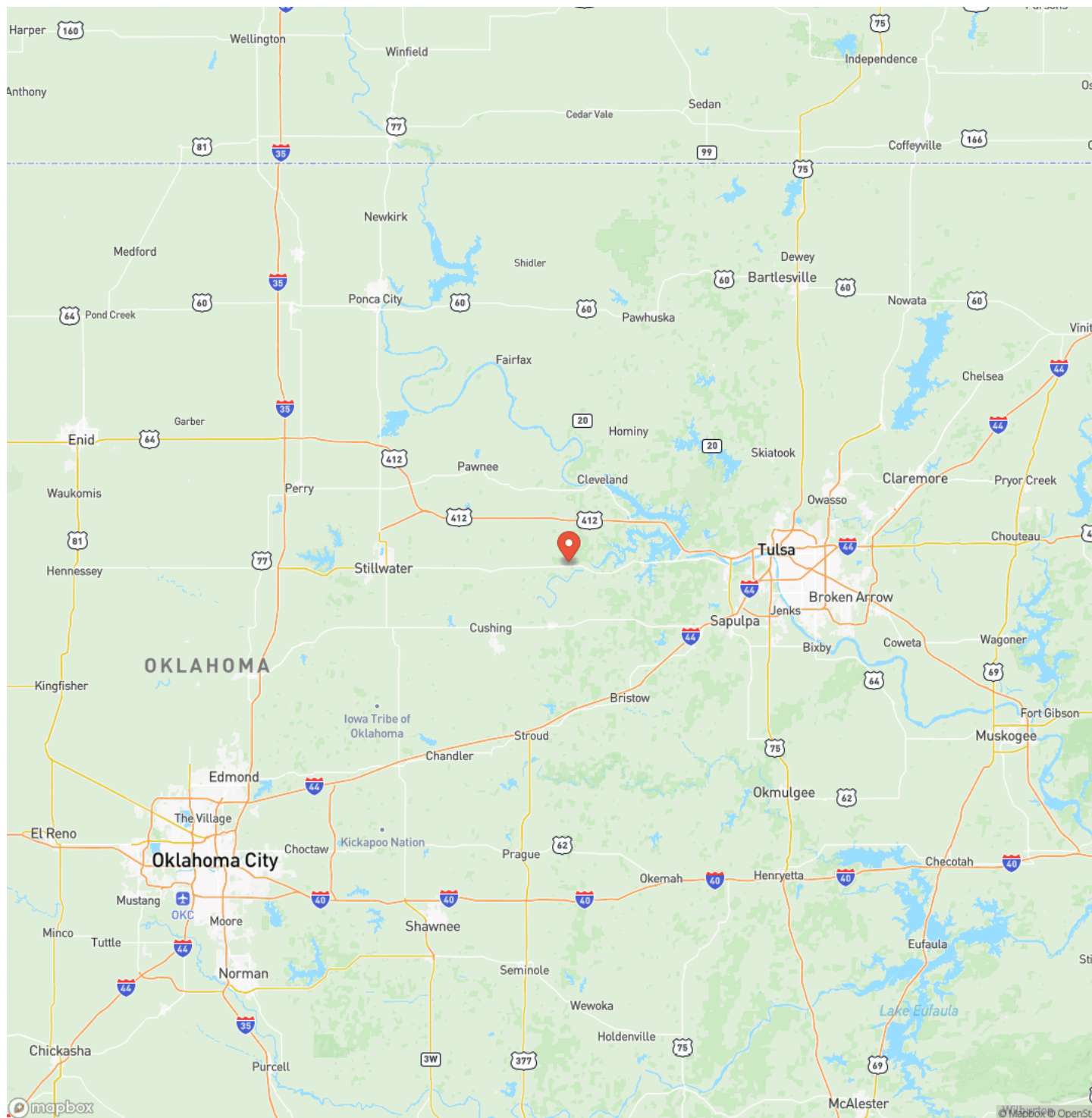
Tract 3 Cimarron Oaks Ranch
Oilton, OK / Creek County



Locator Map



Locator Map



Satellite Map



Tract 3 Cimarron Oaks Ranch
Oilton, OK / Creek County

LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Roberts

Mobile

(918) 399-2569

Email

luke.roberts@arrowheadlandcompany.com

Address

City / State / Zip

Pawnee, OK 74058

NOTES

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.

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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