Tract 3 Flying H Ranch
E 1130 Rd
Okfuskee, OK 74859

$1,440,000
400± Acres
Okfuskee County







SUMMARY

Address
E 1130 Rd

City, State Zip
Okfuskee, OK 74859

County
Okfuskee County

Type
Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude
35.386573 / -96.405945

Acreage
400

Price
$1,440,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

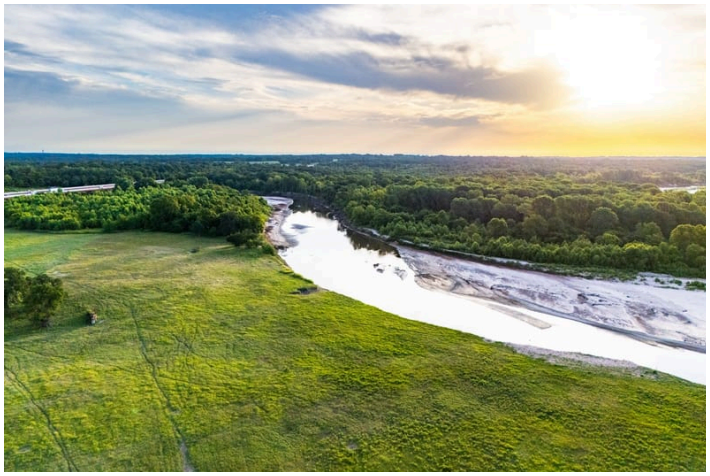
Located in Okfuskee County, Tract 3 of The Flying H Ranch features 400+/-acres of productive and versatile land, ideal for both ranching and recreation! This tract is ranch-ready with large, open pastures perfectly suited for grazing or hay production. The North Canadian River runs along the property, offering an impressive stretch of river frontage, while multiple ponds, including a large pond in the center ensures abundant water access for livestock and wildlife alike. In addition to the main body of land, over 120+/-acres lie north of I-40, complete with open pasture, Sand Creek running through the northwest corner, and another small pond. With deer and waterfowl frequenting the property, there are also solid hunting and fishing opportunities across the tract. Located just 9+/-miles from Okemah and approximately 70+/-miles from both Tulsa and Oklahoma City, this ranch delivers the space, water, and versatility needed for a successful operation. Whether you're building a cattle business, creating a hunting retreat, or investing in a legacy property, this ranch brings unmatched value and opportunity to the table! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Justin White at (918) 207-7521 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

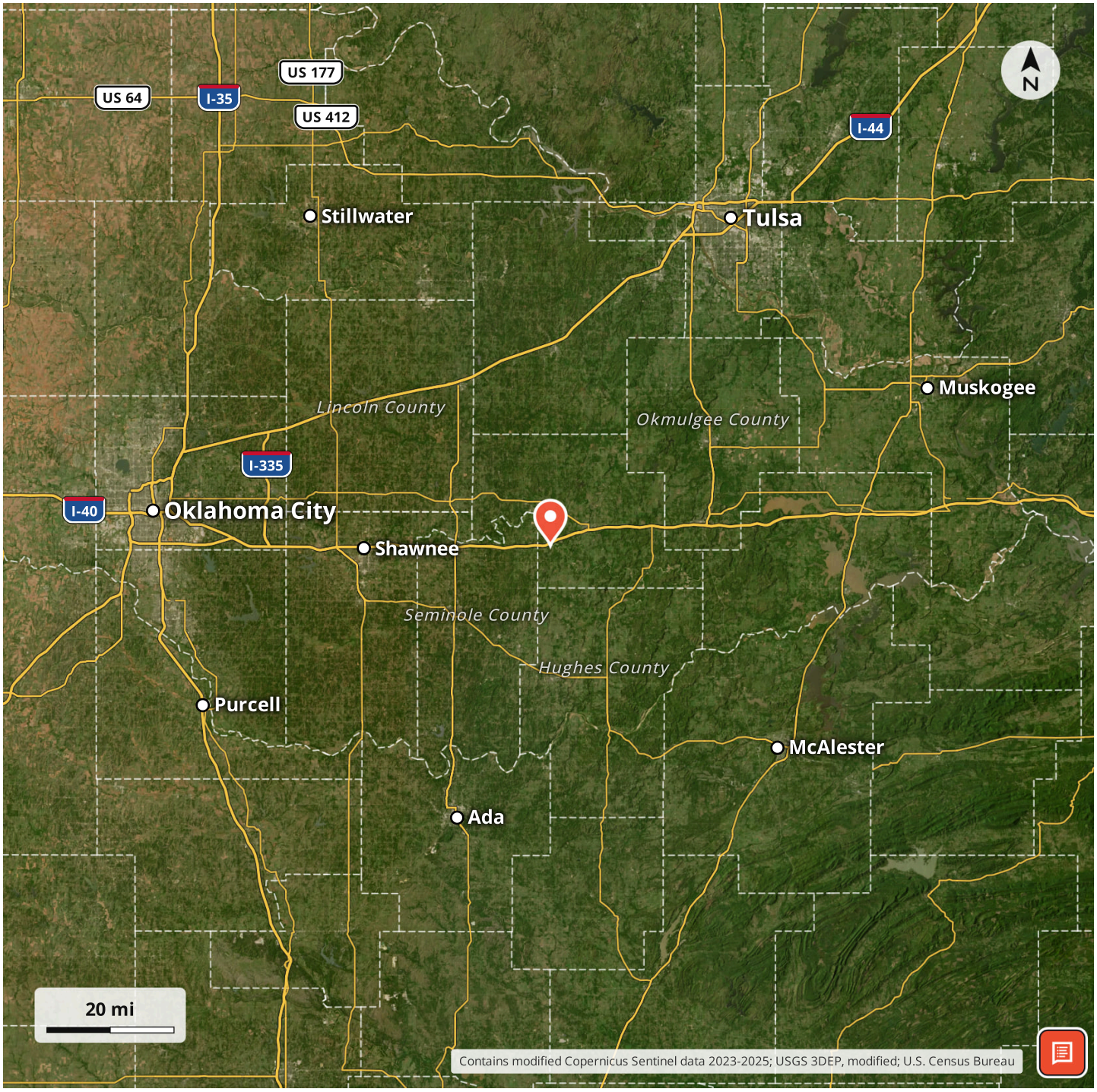
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



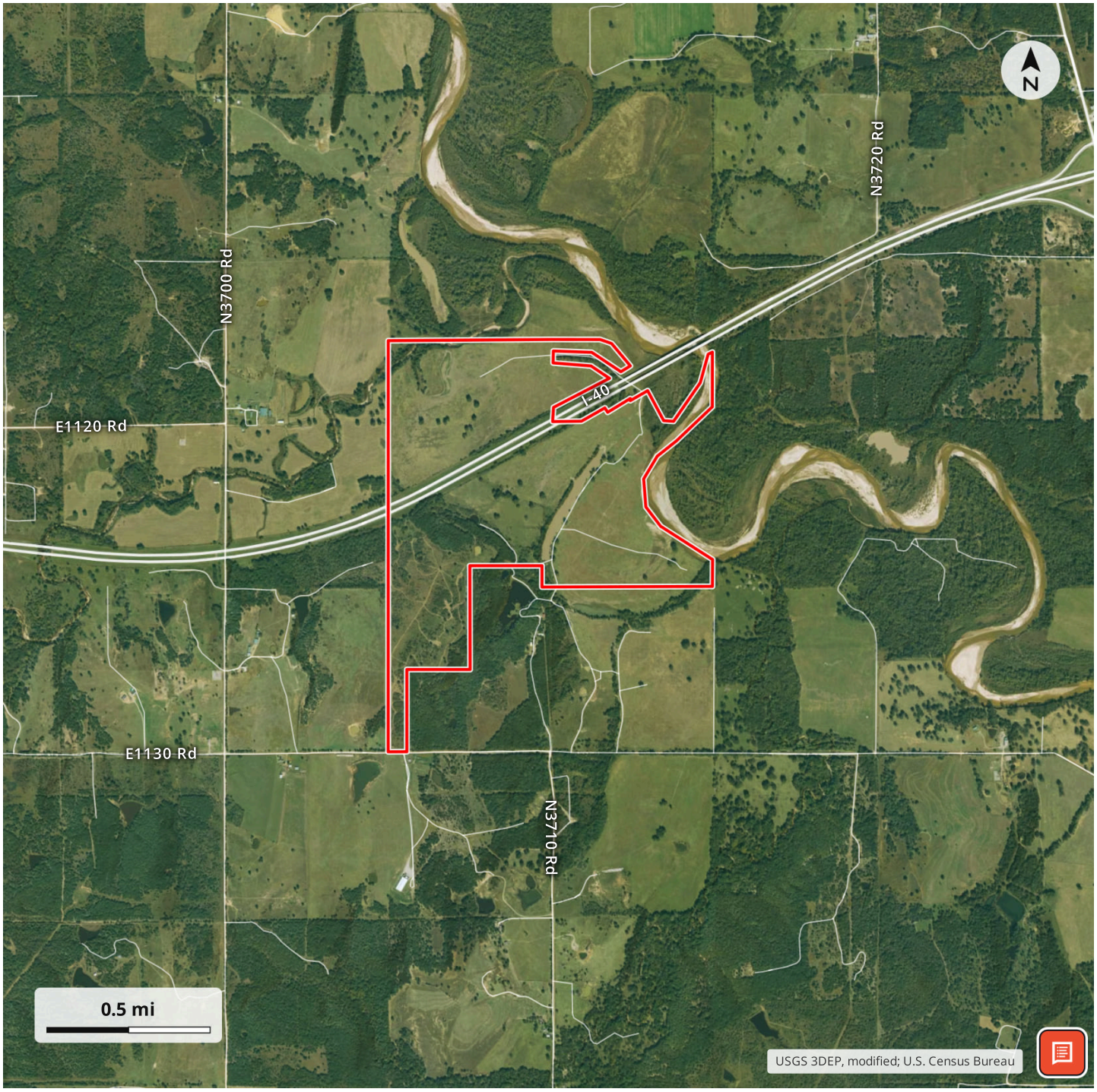


Regional Map



Locator Map


N
N3720 Rd
N3700 Rd
I-40
E1120 Rd
E1130 Rd
N3710 Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Justin White

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(918) 207-7521

Email
justin.white@arrowheadlandcompany.com

City / State / Zip
Okemah, OK 74859

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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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