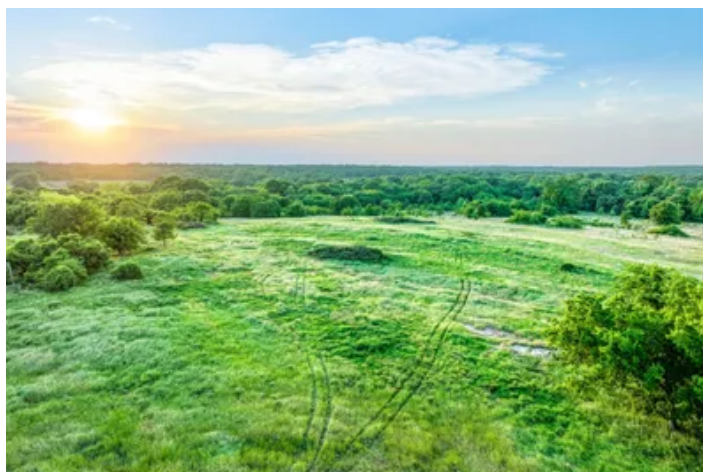


Little Walnut Creek Ranch
370125 E 1000 Rd
Boley, OK 74829

\$780,000
240± Acres
Okfuskee County



Little Walnut Creek Ranch
Boley, OK / Okfuskee County

SUMMARY

Address

370125 E 1000 Rd

City, State Zip

Boley, OK 74829

County

Okfuskee County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family

Latitude / Longitude

35.5658 / -96.4127

Dwelling Square Feet

1,064

Bedrooms / Bathrooms

3 / 2

Acreage

240

Price

\$780,000

Property Website

<https://arrowheadlandcompany.com/property/little-walnut-creek-ranch--okfuskee-oklahoma/105581/>

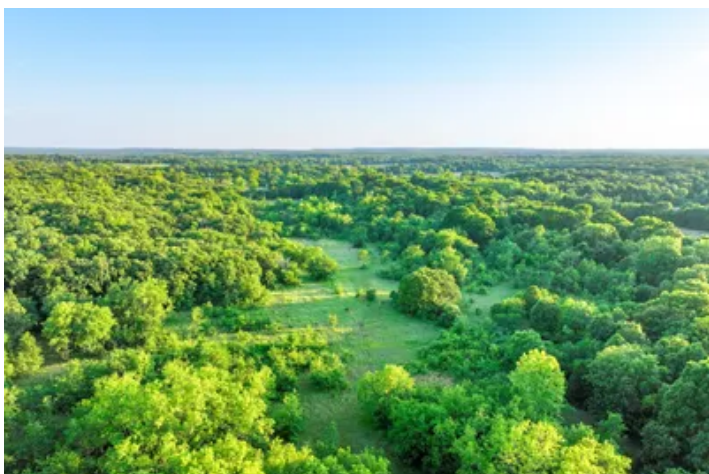


Little Walnut Creek Ranch Boley, OK / Okfuskee County

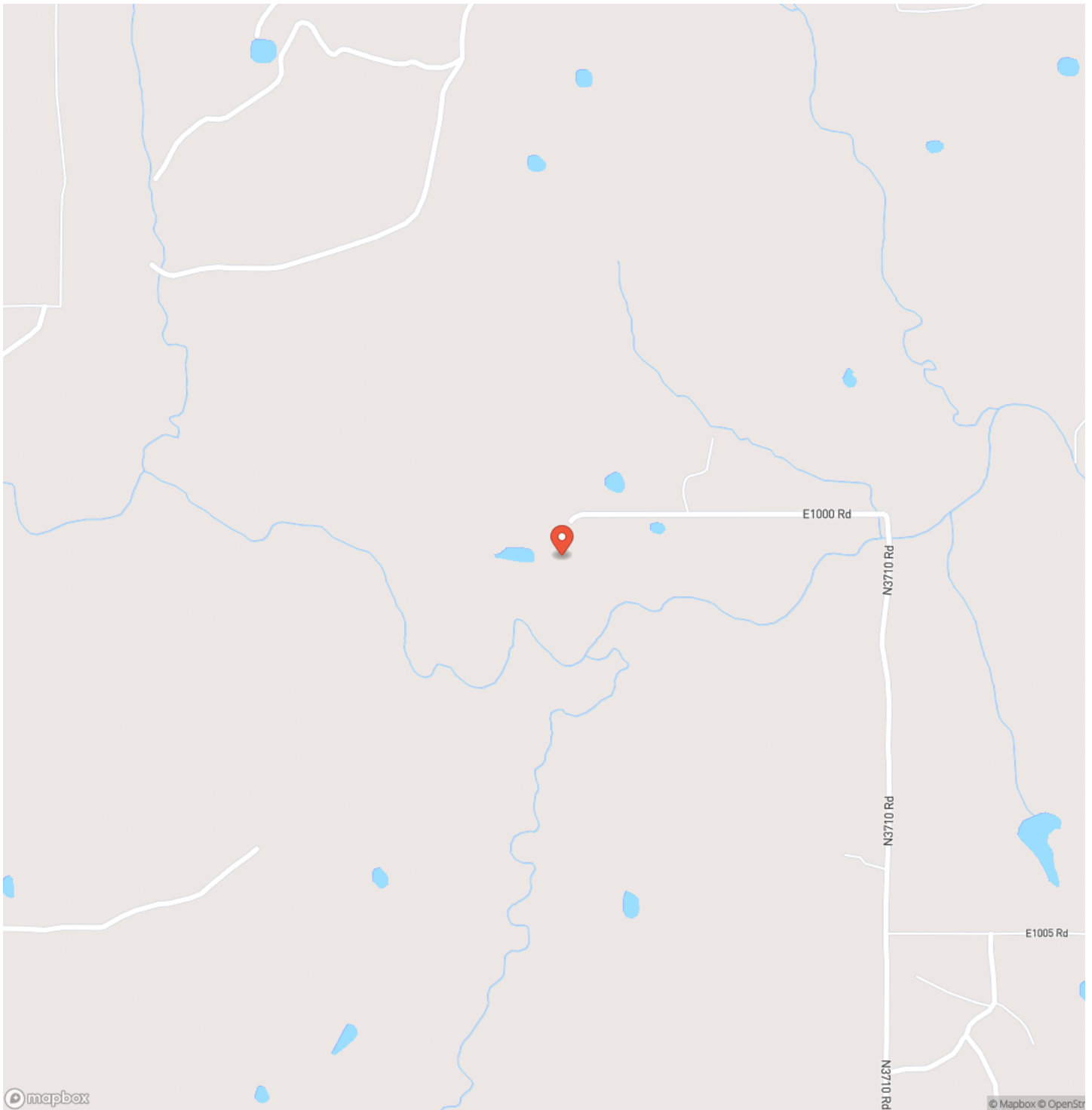
PROPERTY DESCRIPTION

Introducing the Little Walnut Creek Ranch, a 240+/- acre property in Okfuskee County that offers productive pastures and quality hunting habitat! Hardwood timber draws weave throughout the property while native grass meadows provide open grazing areas and beautiful views across the ranch. The squared-off meadows and cross fencing create an ideal setup for cattle rotation and livestock management. Water features include 4 ponds, Little Walnut Creek, and a wet weather creek that runs through the property. These water sources provide reliable water for livestock while also attracting wildlife year-round. Access from both the north and south sides allows for easy entry and convenient navigation across the ranch. The property includes a mobile home along with 2 large barns that offer plenty of room for equipment, hay storage, or livestock use. Wildlife is abundant with strong populations of whitetail deer, turkey, hogs, and quail throughout the ranch. Whether you are looking for a hunting property or a working ranch, this diverse tract offers the space, water, and improvements to fit a variety of uses! The property is located 14+/- miles from Okemah, 21+/- miles from Bristow and 55+/- miles from Tulsa! 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](tel:9182077521). 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.

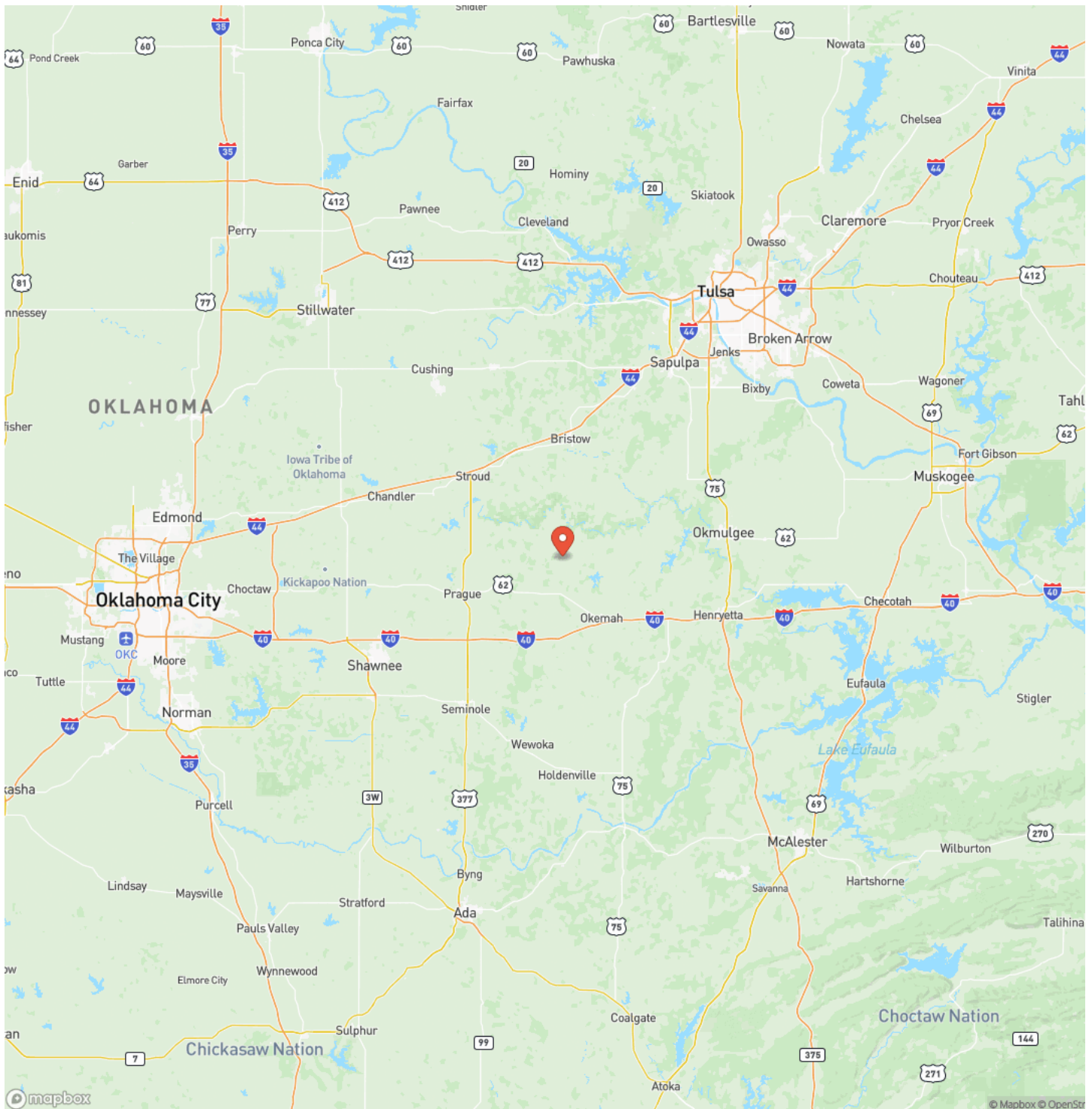
Little Walnut Creek Ranch
Boley, OK / Okfuskee County



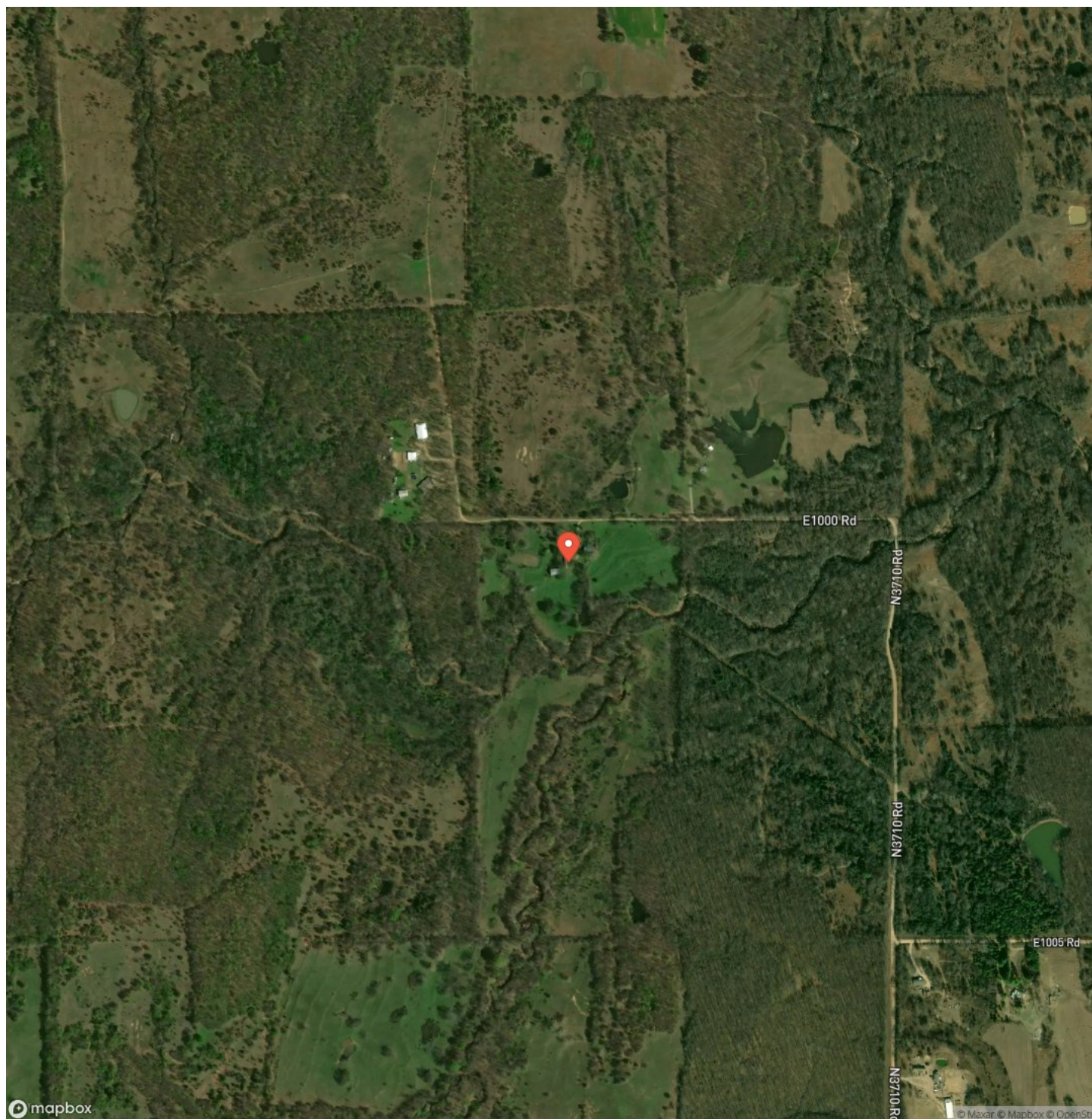
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Justin White

Mobile

(918) 207-7521

Email

justin.white@arrowheadlandcompany.com

Address

City / State / Zip

Okemah, OK 74859

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://arrowheadlandcompany.com/>

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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