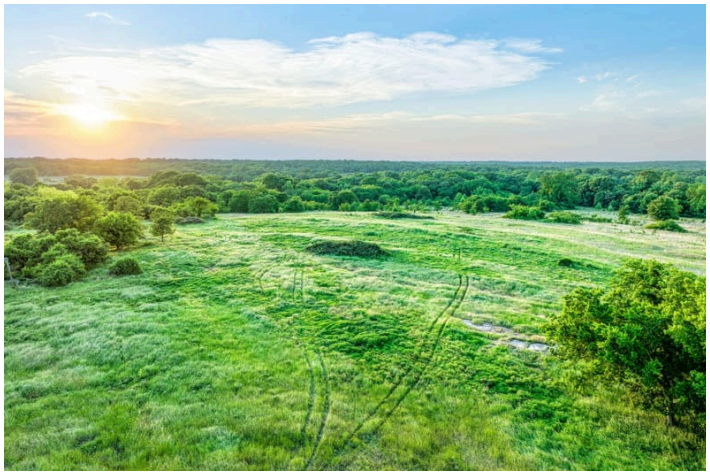
Little Walnut Creek Ranch
370125 E 1000 Rd
Boley, OK 74829

$780,000
240± Acres
Okfuskee County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

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
arrowheadlandcompany.com







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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and 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.

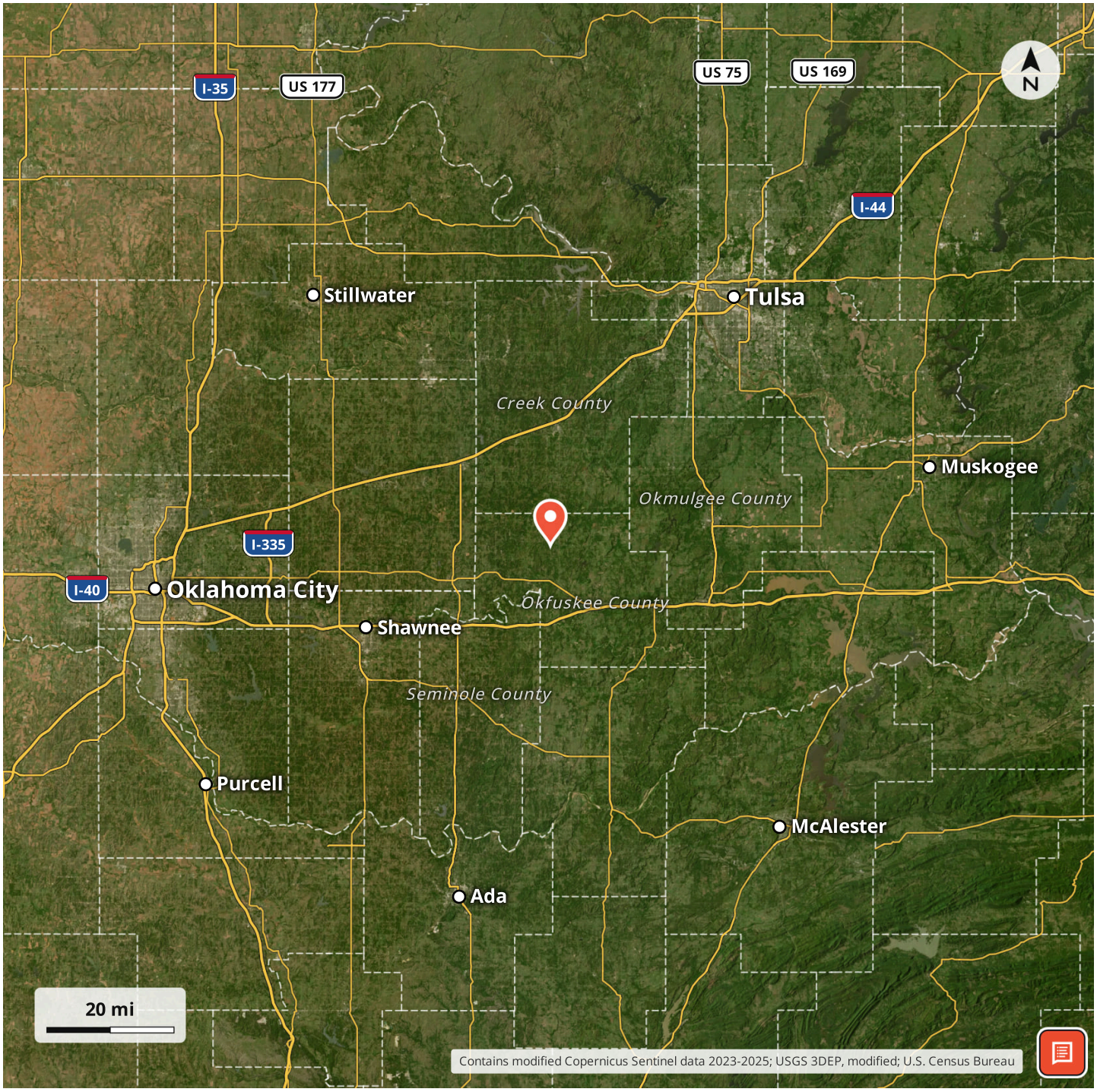
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



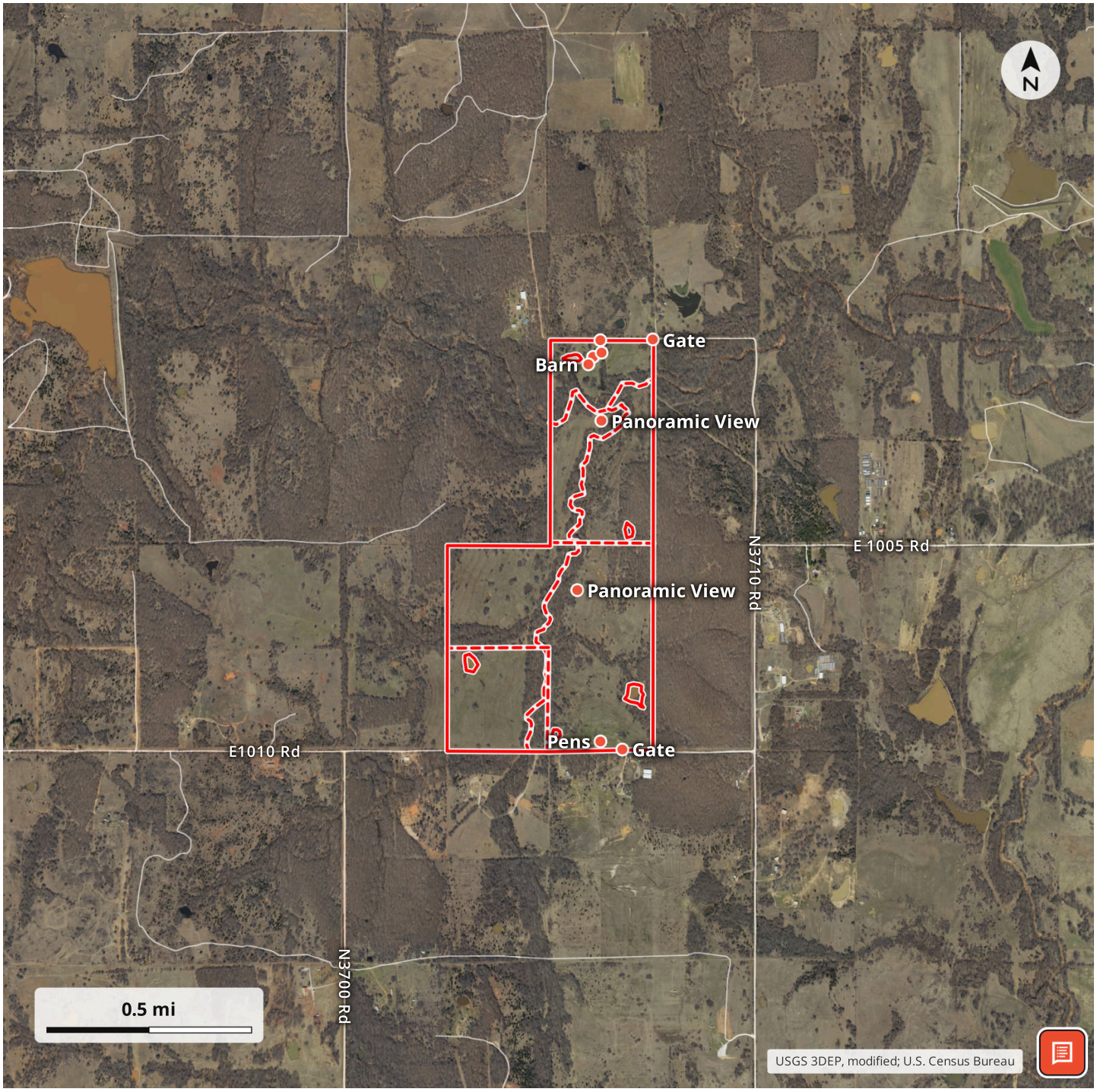





Regional Map



Locator Map


N
Gate
Barn
Panoramic View
Panoramic View
Pens
Gate
E 1005 Rd
N3710 Rd
E1010 Rd
N3700 Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Gate
Gate
Barn
Barn
Panoramic View
Panoramic View
Pens
Gate
1000 ft
USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Justin White

Mobile
(918) 207-7521

Email
justin.white@arrowheadlandcompany.com

City / State / Zip
Okemah, OK 74859

NOTES

NOTES

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
https://arrowheadlandcompany.com/