Shawnee Branch Farm
00 E 120 Rd
Wyandotte, OK 74370

$450,000
75± Acres
Ottawa County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00 E 120 Rd

City, State Zip
Wyandotte, OK 74370

County
Ottawa County

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

Latitude / Longitude
36.8436 / -94.7041

Acreage
75

Price
$450,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Welcome to 75+/- acres in Ottawa County, where productive farmland, exceptional hunting habitat, and breathtaking homesite potential come together on one beautiful property. From productive pasture to mature timber, this property offers a little bit of everything. A live creek winds through the land, while secluded meadows tucked among the trees create excellent opportunities for recreation, livestock production, or a future homesite. A water tap is already on the property, and electricity is available at the road, making it ready for future development. The land features Class III and better soils in the two main pastures to the north, providing an ideal setup for grazing opportunities. A section of Shawnee Branch Creek flows through the center of the property, offering fishing opportunities. Towering hardwoods line the creek bottom, where a lush carpet of natural clover provides an outstanding food source for deer and other wildlife throughout much of the year. Hunters will immediately recognize the potential this property offers. A highline cut provides an ideal travel corridor and natural stand location with excellent visibility, while the secluded hay meadows surrounded by timber are perfectly positioned to be converted into destination food plots. The combination of quality bedding cover, abundant natural forage, water, and openings creates everything needed to attract and hold mature whitetails. Whether you're looking for a productive hay operation, a future homesite, a recreational getaway, or an investment in northeast Oklahoma, this Ottawa County property offers the versatility and natural beauty that's becoming increasingly difficult to find. Its prime location is just 20+/- miles from Grove, Oklahoma, on Grand Lake O' the Cherokees, offering excellent boating and fishing opportunities, 8+/- miles from Seneca, Missouri, and only 20+/- minutes south of the Kansas state line All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at (918) 859-2412.

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.

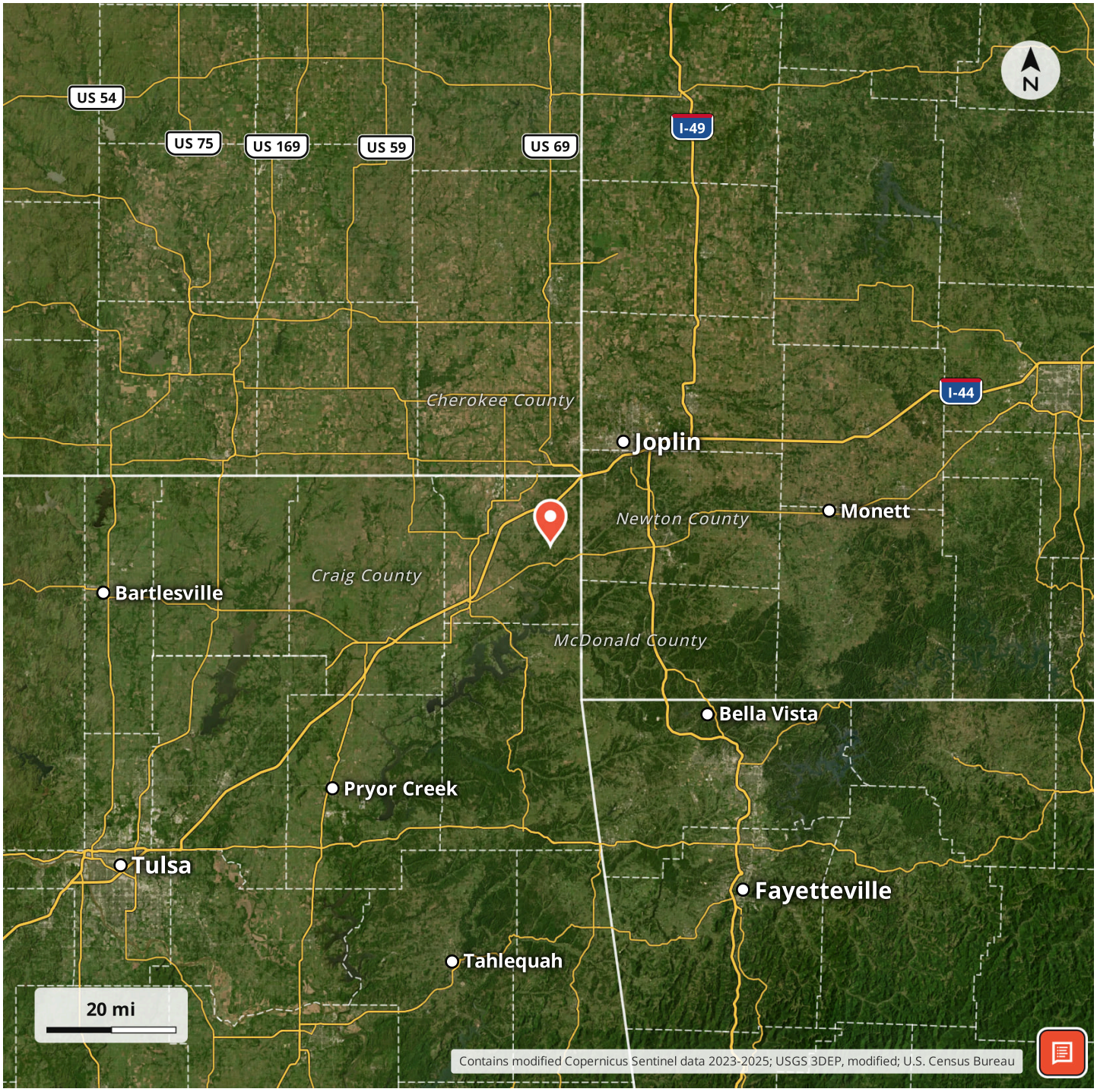
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



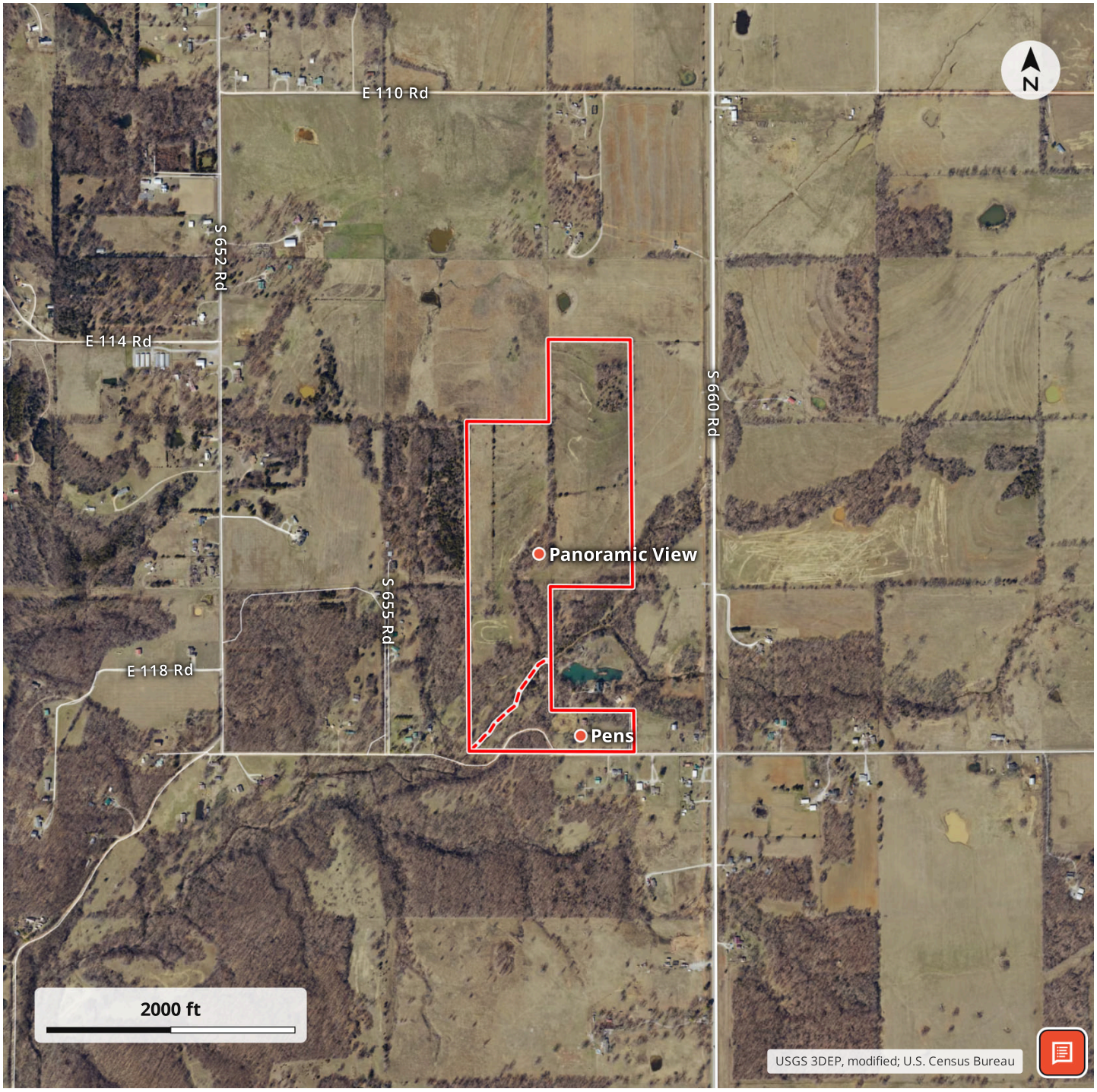




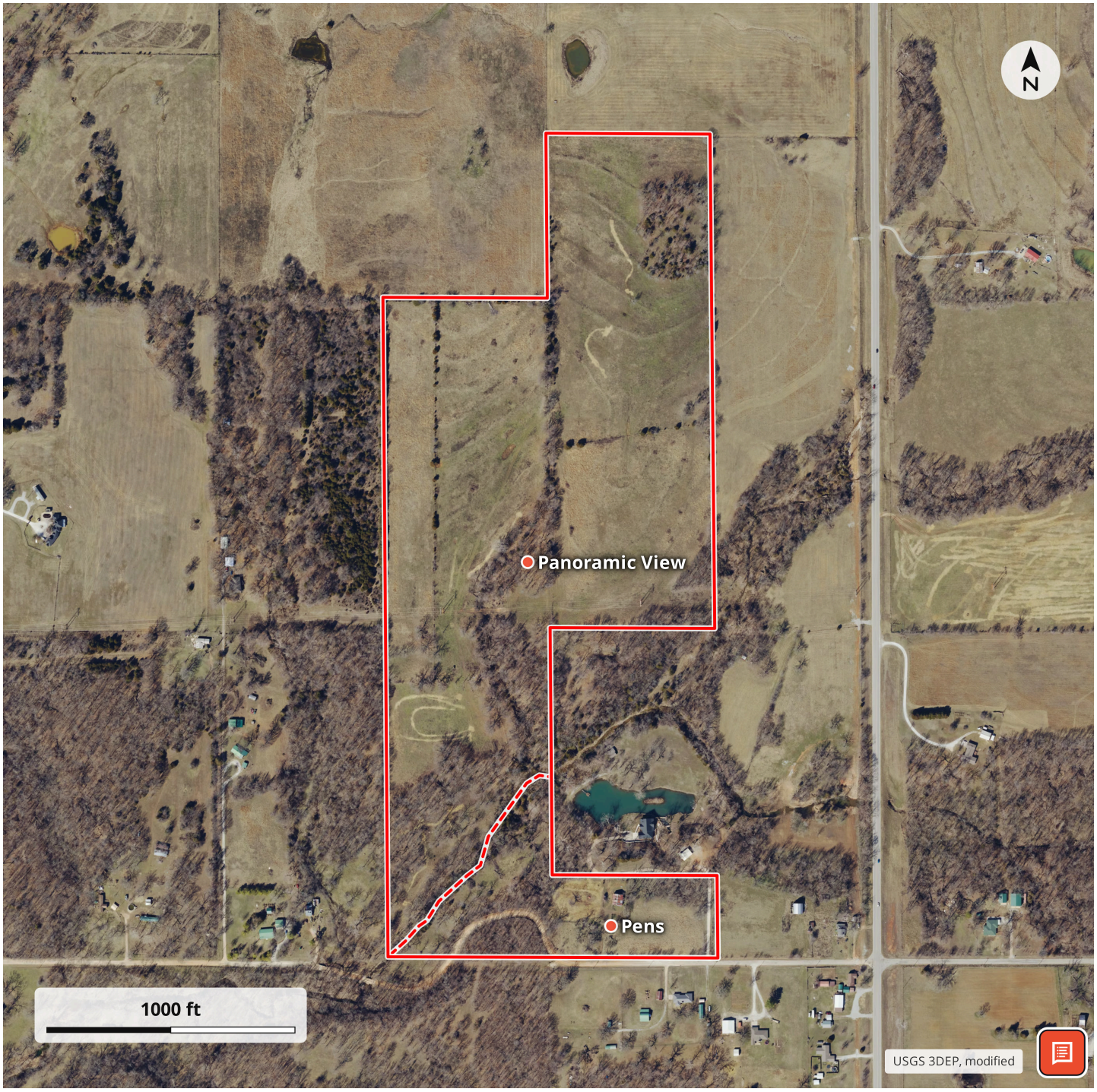

Regional Map



Locator Map


E 110 Rd
S 652 Rd
E 114 Rd
S 660 Rd
Panoramic View
S 655 Rd
E 118 Rd
Pens
N
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Chuck Bellatti

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City / State / Zip
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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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