

**Beautiful Acreage with Large Pond - The Ultimate
Hunting and Fishing Tract**
Highway 48
Holdenville, OK 74848

\$526,000
117± Acres
Hughes County



Beautiful Acreage with Large Pond - The Ultimate Hunting and Fishing Tract

Holdenville, OK / Hughes County

SUMMARY

Address

Highway 48

City, State Zip

Holdenville, OK 74848

County

Hughes County

Type

Hunting Land, Recreational Land, Lakefront

Latitude / Longitude

35.22433 / -96.410335

Taxes (Annually)

200

Acreage

117

Price

\$526,000



Beautiful Acreage with Large Pond - The Ultimate Hunting and Fishing Tract Holdenville, OK / Hughes County

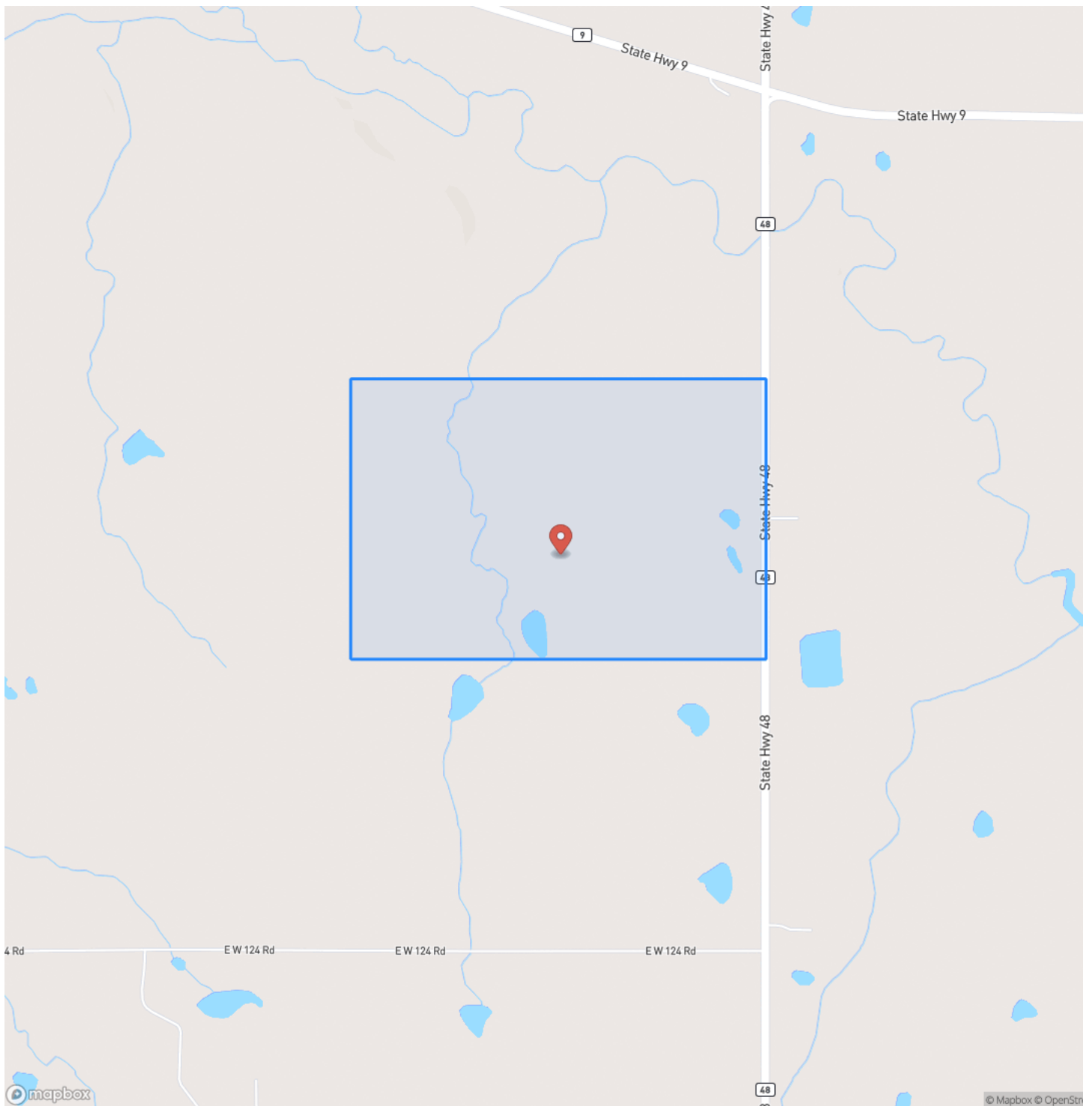
PROPERTY DESCRIPTION

The ULTIMATE fishing and hunting parcel located just minutes north of Holdenville on Highway 48! At 117 acres, this property boasts highway frontage, 7.5 acres of PRIME ponds, a creek, mature timber, beautiful elevation change, freshly cleared trails and all of the whitetails you can handle. The 6.5 acre main pond is the focal point of this property and is loaded with big bass and blue gill (See pictures....there are double-digit bass in this pond). 70 miles from both OKC and Tulsa. There is adjoining acreage also available on the north and south sides of the property. Electric and rural water available.

Beautiful Acreage with Large Pond - The Ultimate Hunting and Fishing Tract
Holdenville, OK / Hughes County

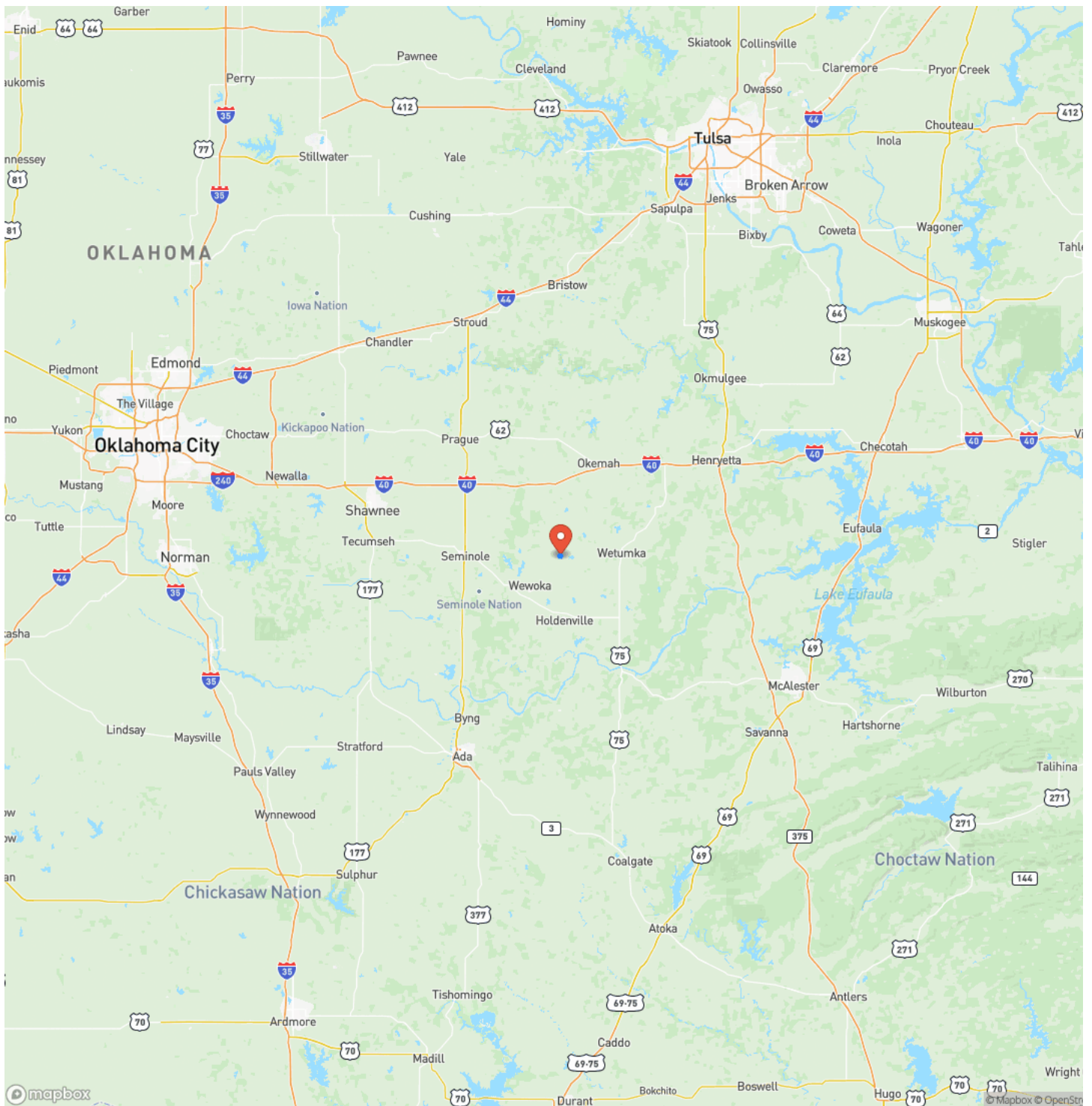


Locator Map



Beautiful Acreage with Large Pond - The Ultimate Hunting and Fishing Tract
Holdenville, OK / Hughes County

Locator Map



Satellite Map



Beautiful Acreage with Large Pond - The Ultimate Hunting and Fishing Tract

LISTING REPRESENTATIVE

For more information contact:



Representative

Blake Merritt

Mobile

(405) 317-8670

Office

(405) 317-8670

Email

blake@OklahomaLandmark.com

Address

City / State / Zip

Nichols Hills, OK 73116

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.

Metro Mark Real Estate
6501 Avondale Drive
Nichols Hills, OK 73116
(405) 848-8818
