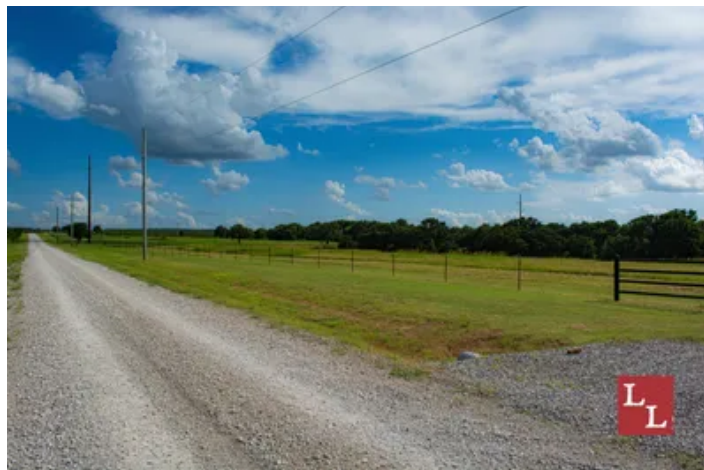


Mountain View 23
Arbuckle Drive, Hennepin, OK, 73444
Hennepin, OK 73444

\$155,250
23± Acres
Carter County



Mountain View 23
Hennepin, OK / Carter County

SUMMARY

Address

Arbuckle Drive, Hennepin, OK, 73444

City, State Zip

Hennepin, OK 73444

County

Carter County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.49697 / -97.400122

Acreage

23

Price

\$155,250

Property Website

<https://legendary.land/property/mountain-view-23-carter-oklahoma/84956/>



Mountain View 23

Hennepin, OK / Carter County

PROPERTY DESCRIPTION

The Mountain View 23 is a well-located home site and hunting property just north of the Arbuckle Mountains in Hennepin, Oklahoma. It sits in a small ranching community about 13 miles west of I-35 on Highway 7, within a new rural development. Toward the front of the property, there's a nice spot for building, set against a backdrop of mature oak timber. This property offers a good opportunity for a quiet homestead, with potential for both hunting and keeping livestock.

Location:

- *Oklahoma City - 73 miles
- *DFW - 135 miles
- *Davis - 148 miles
- *I35 - 13 miles
- *Ardmore - 37 miles

Access:

- *Hwy 7 & Arbuckle Drive

Water:

- *Pond

Utilities:

- *Rural water
- *Electric Meter

Climate:

- *Approximately +/-38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Quail
- *Wild Hogs

Fishing:

- *Bass
- *Bluegill

Terrain:

- *920'-940'
- *Native grass mature oak timber

Improvements:

- *NA

Equipment:

- *NA



If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

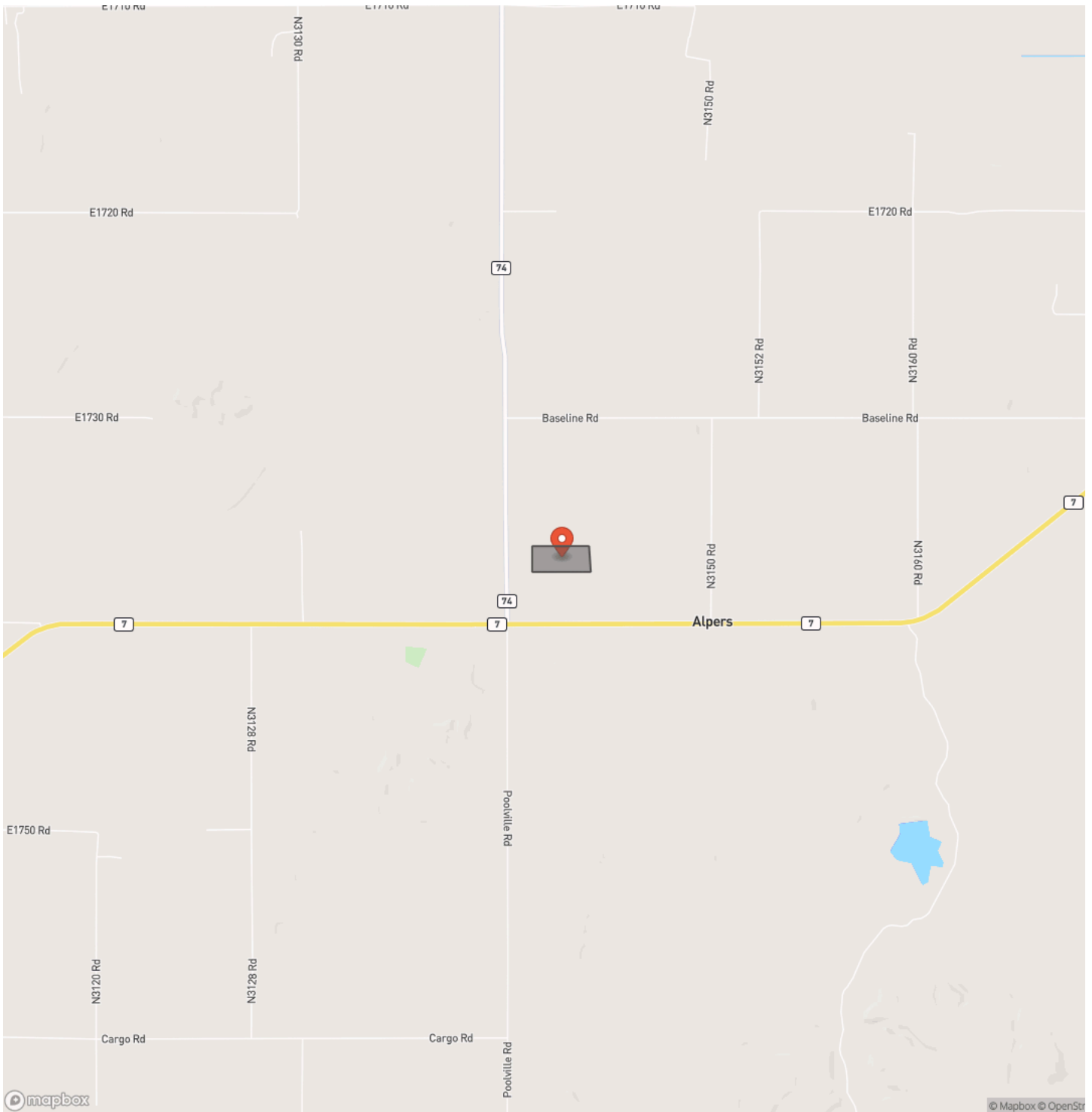
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



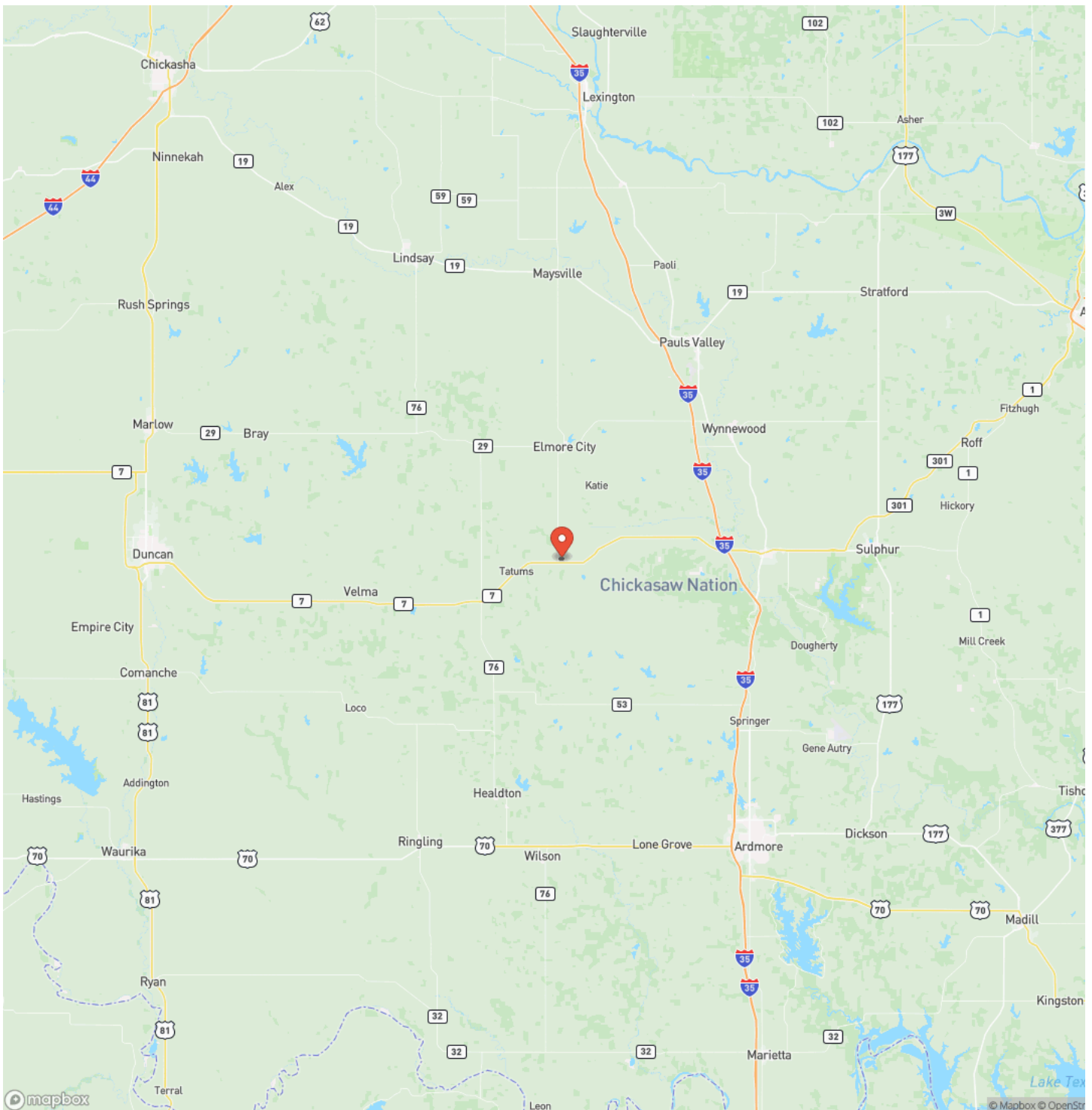
Mountain View 23
Hennepin, OK / Carter County



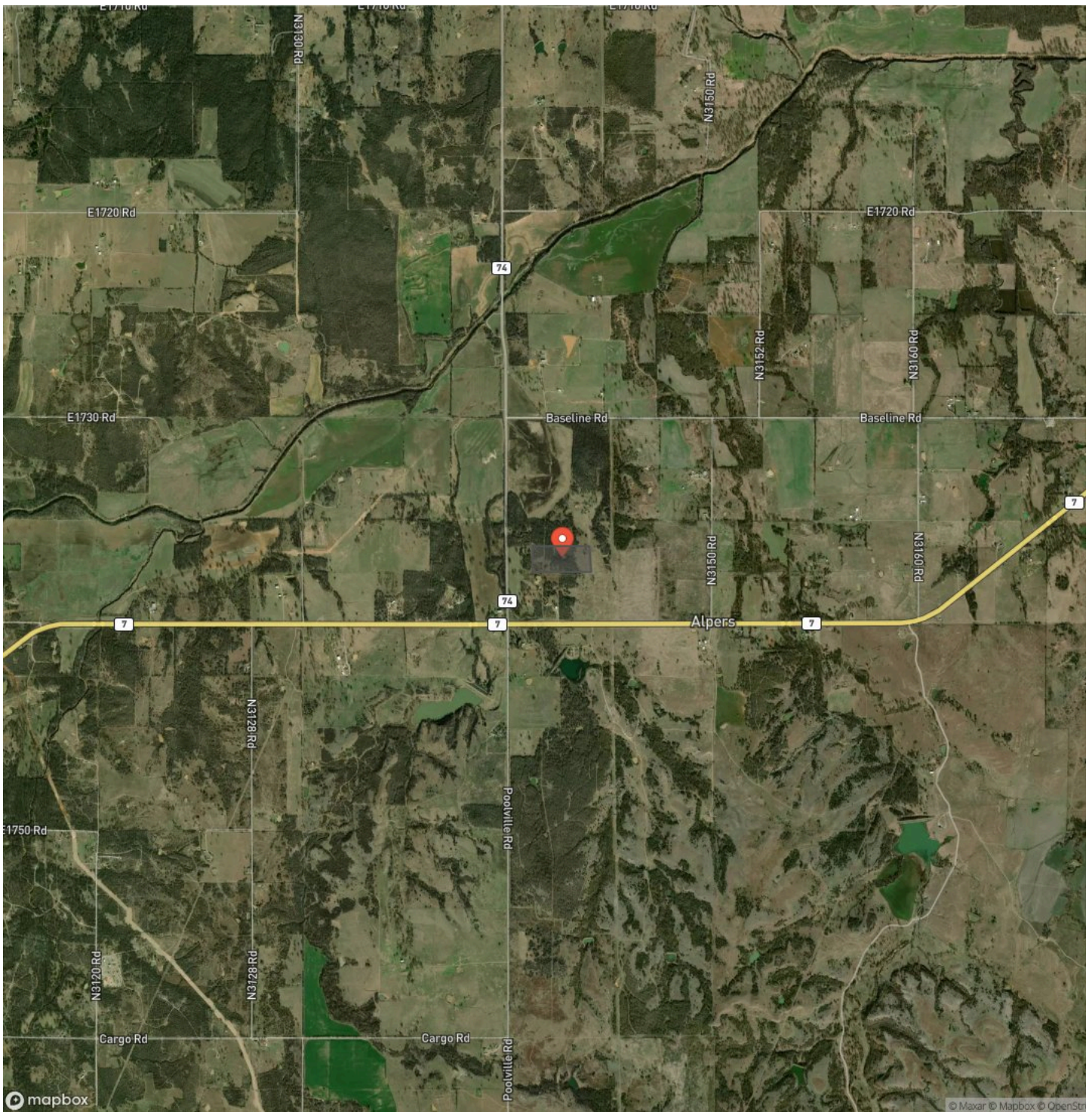
Locator Map



Locator Map



Satellite Map



Mountain View 23
Hennepin, OK / Carter County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Gillham

Mobile

(580) 276-7584

Email

cody@Legendary.Land

Address

111 D St. SW

City / State / Zip

NOTES



MORE INFO ONLINE:

http://legendary.land

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



http://legendary.land

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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