

40 beautiful acres with ponds
100130 N 3780 Rd
Okemah, OK 74859

\$179,000
40± Acres
Okfuskee County



40 beautiful acres with ponds
Okemah, OK / Okfuskee County

SUMMARY

Address

100130 N 3780 Rd

City, State Zip

Okemah, OK 74859

County

Okfuskee County

Type

Undeveloped Land, Hunting Land

Latitude / Longitude

35.556588 / -96.281275

Taxes (Annually)

40

Acreage

40

Price

\$179,000



MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

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PROPERTY DESCRIPTION

This incredible 40 acre tract packs a big punch! With 35% timber, 2 ponds, completely fenced, 3/4 mile from blacktop, rural water, electric, and fiber optic internet at the road! As you enter the property you have a nice open meadow primarily on the southside of the property with pockets leading into the timber. A nice trail leads you to the larger pond that is begging to be fished. Recently, the seller reworked the dam to improve the size. There are 2 natural waterways that feed the pond from the east. Natural openings in the timber leading to the open meadows make it a great location to set up stands and catch deer cruising in the fall or lean up against the back of an oak and watch the Gobblers strut in the spring. This tract would be a perfect new homestead for the family with utilities present at the road. There is another smaller pond on the southeast side that serves as an additional water source for livestock. This property sets up perfectly for a family that wants to build a house, raise animals, hunt, fish, and enjoy the tranquility of being in the country. Highway 48 and 56 are very close allowing convenient access to I-40 or I-44. Take advantage of all the improvements that really make this place special! Call Jackson @ [405-503-0878](tel:405-503-0878) with any questions or to set up a showing. Bring your fishing pole!

10 minutes to Okemah Lake

15 minutes to Okemah

30 minutes to Bristow

45 minutes to Shawnee

1:00 to Tulsa

1:30 to OKC

Seller is licensed realtor

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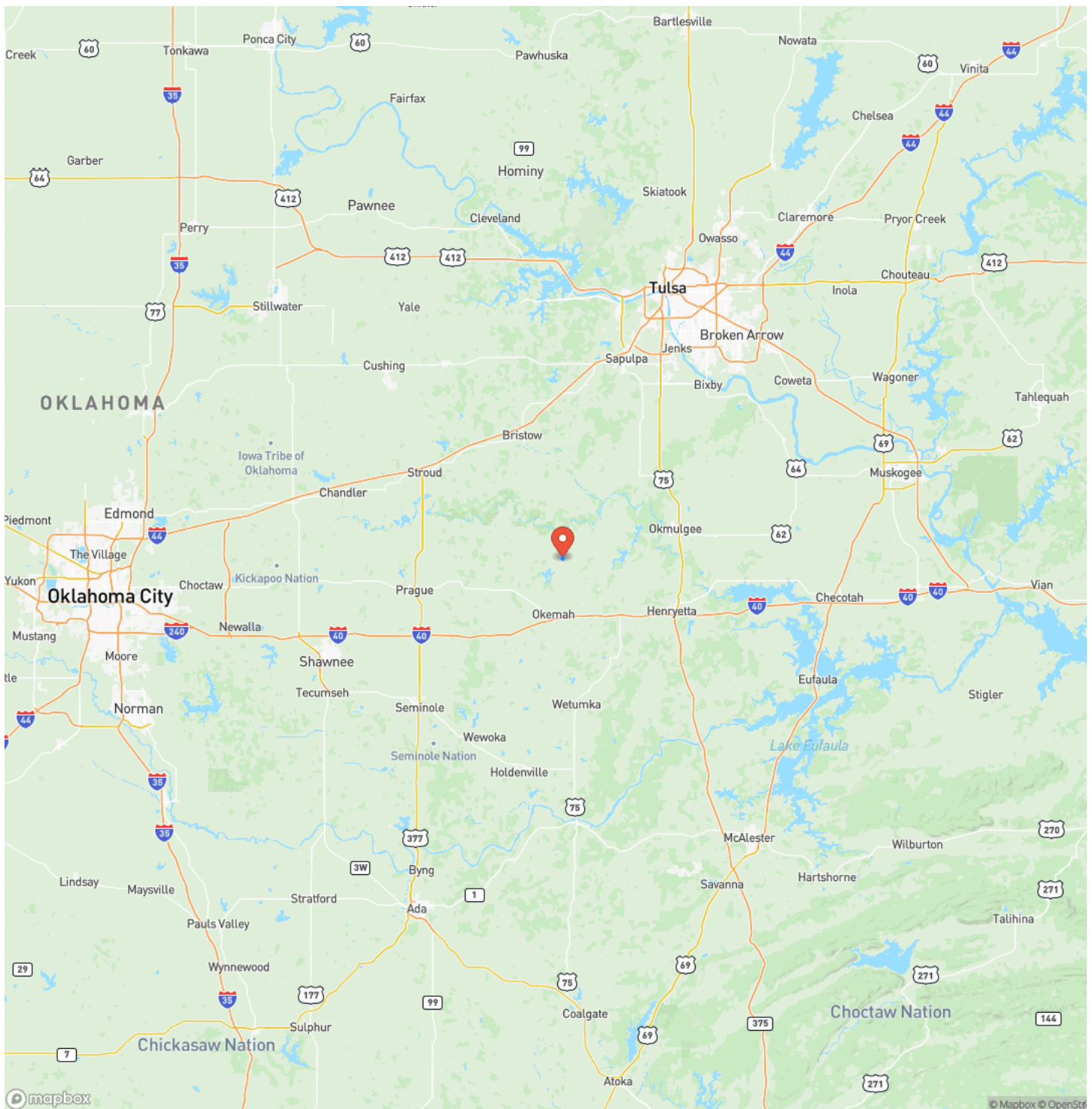


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Locator Map

MORE INFO ONLINE:

Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jackson Greene

Mobile

(405) 503-0878

Office

(405) 503-0878

Email

jackson@cedarcreeklandandhome.com

Address

3705 W Memorial Rd.

City / State / Zip

Oklahoma City, OK 73034

NOTES

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This image shows a blank 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.

DISCLAIMERS

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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.

Exit Realty Premier
3705 W Memorial Rd.
Oklahoma City, OK 73034
(405) 503-0878
<https://cedarcreeklandandhome.com>
