

Build Ready, Hunt, Trails, Pond - 40 Acre Retreat
368005 E 1010 RD
Boley, OK 74829

\$150,000
40± Acres
Okfuskee County



Build Ready, Hunt, Trails, Pond - 40 Acre Retreat
Boley, OK / Okfuskee County

SUMMARY

Address

368005 E 1010 RD

City, State Zip

Boley, OK 74829

County

Okfuskee County

Type

Hunting Land, Recreational Land

Latitude / Longitude

35.551624 / -96.458697

Taxes (Annually)

101

Acreage

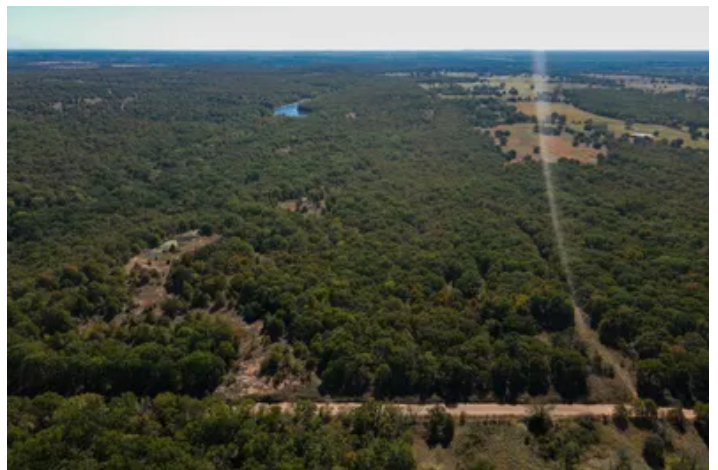
40

Price

\$150,000

Property Website

<https://cedarcreeklandandhome.com/property/build-ready-hunt-trails-pond-40-acre-retreat-okfuskee-oklahoma/92677/>



Build Ready, Hunt, Trails, Pond - 40 Acre Retreat Boley, OK / Okfuskee County

PROPERTY DESCRIPTION

Escape to your own private piece of Oklahoma countryside on this beautiful 40 acre property that's ready for your dream home or weekend retreat. With all utilities already in place, including a private water well, septic system, electric service, and high-speed fiber optic internet. This property offers the perfect blend of modern convenience and natural seclusion.

The land features a mix of rolling topography, rocky outcroppings, and winding trails that make it ideal for exploring, hunting, or simply enjoying the outdoors. A scenic pond adds to the charm, providing a great spot for wildlife and peaceful reflection. The property is covered with healthy, mature hardwoods and you'll find plenty of deer tracks and other small game signs throughout this hunter's or nature lover's paradise.

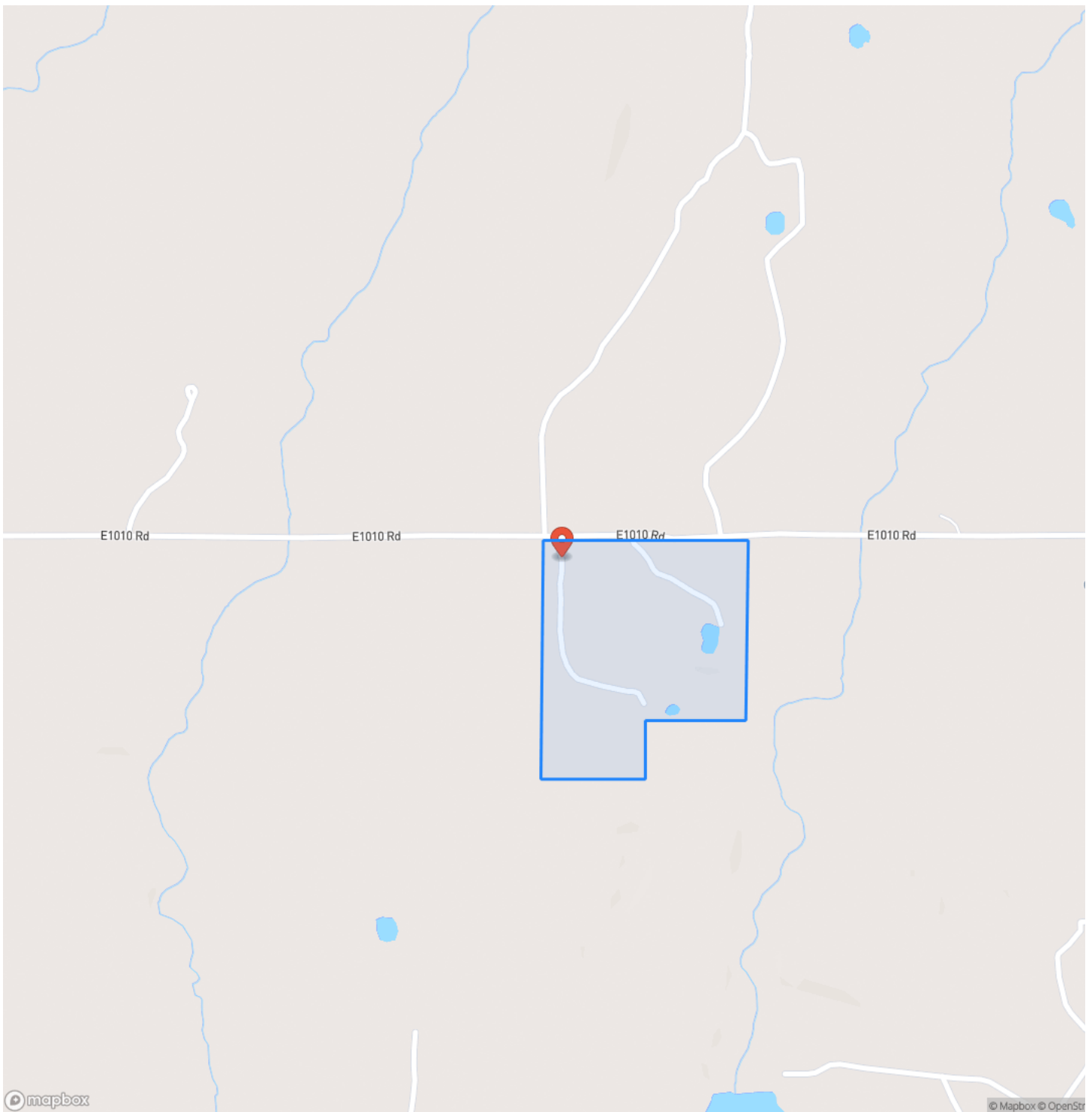
Whether you're looking to build, camp, relax, hunt, or invest in a recreational getaway, this property checks every box. With the groundwork done and the beauty of the land untouched, it's ready for you to make it your own.

Call Houston Greene @ (405)905-8485

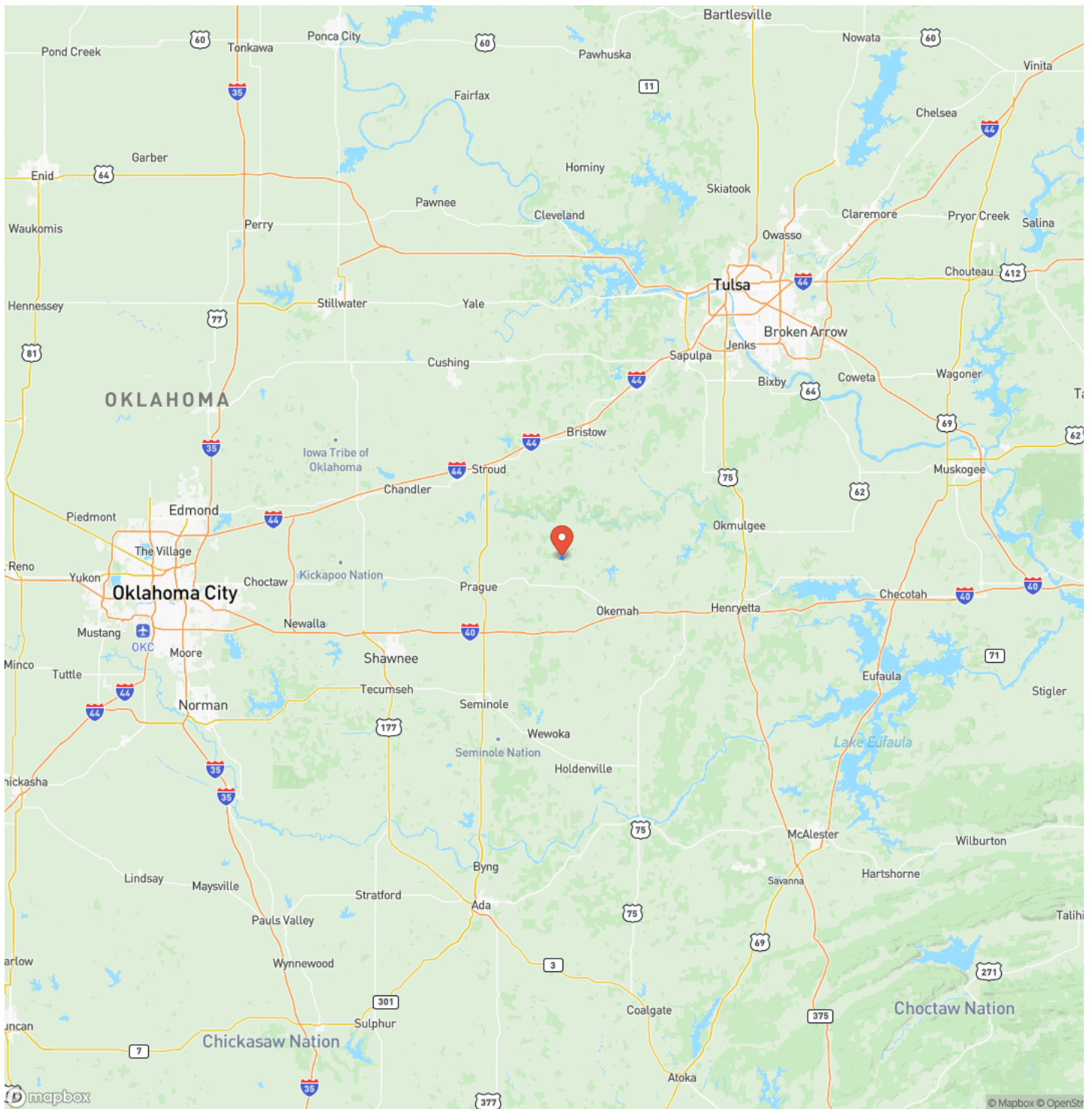
Build Ready, Hunt, Trails, Pond - 40 Acre Retreat
Boley, OK / Okfuskee County



Locator Map



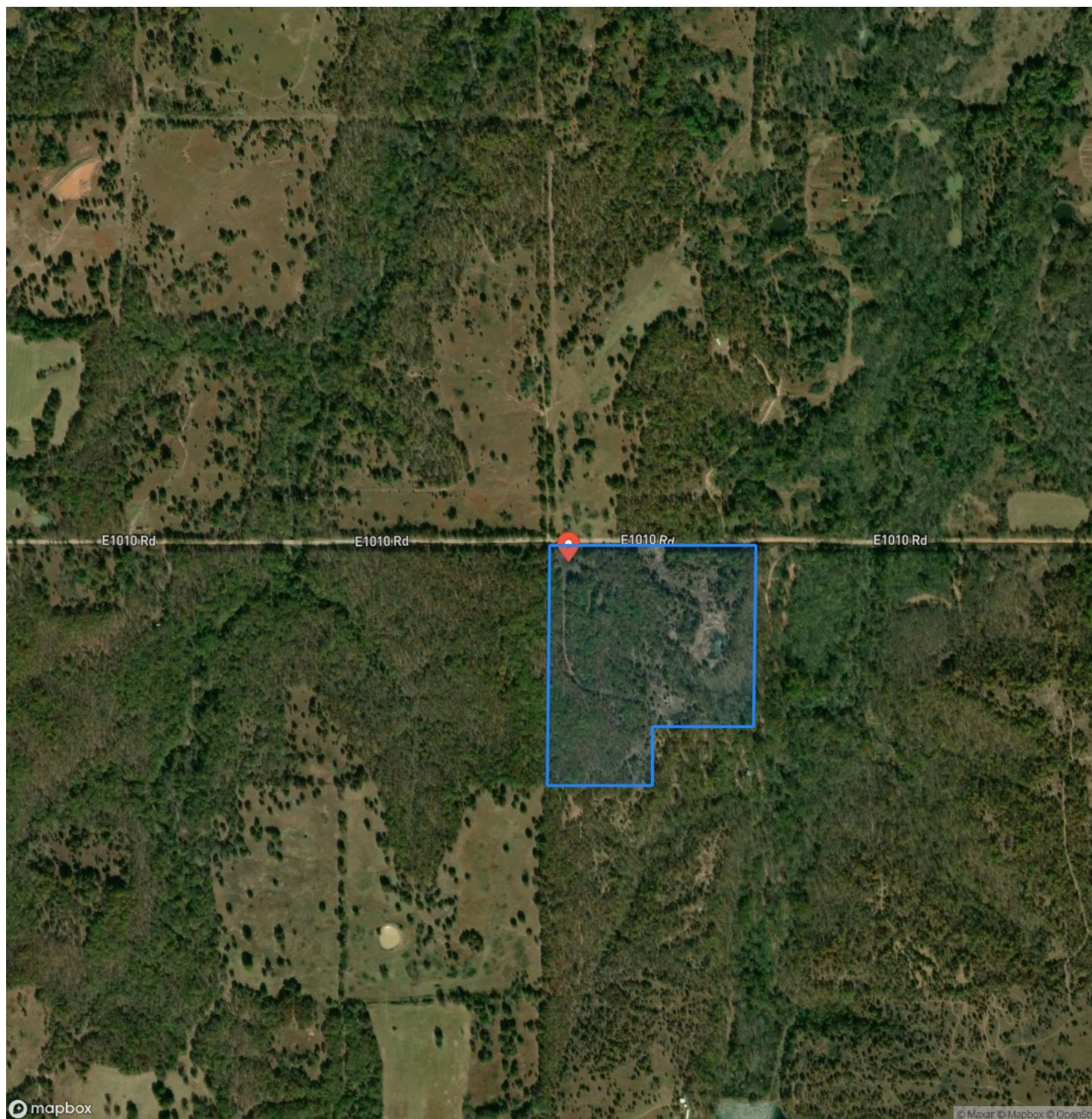
Locator Map



MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

Satellite Map



Build Ready, Hunt, Trails, Pond - 40 Acre Retreat Boley, OK / Okfuskee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Houston Greene

Mobile

(405) 905-8485

Email

houston@cedarcreek.land

Address

3705 W Memorial Rd #1405

City / State / Zip

NOTES

[illegible]

NOTES

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.

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.

Exit Realty Premier
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Oklahoma City, OK 73134
(405) 503-0878
<https://cedarcreeklolandandhome.com>
