

Owl Creek Hunting Ranch
N Hope Rd
Wardville, OK 73453

\$750,000
160± Acres
Atoka County



**Owl Creek Hunting Ranch
Wardville, OK / Atoka County**

SUMMARY

Address

N Hope Rd

City, State Zip

Wardville, OK 73453

County

Atoka County

Type

Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Single Family

Latitude / Longitude

34.6268 / -96.0563

Dwelling Square Feet

1,500

Bedrooms / Bathrooms

3 / 2

Acreage

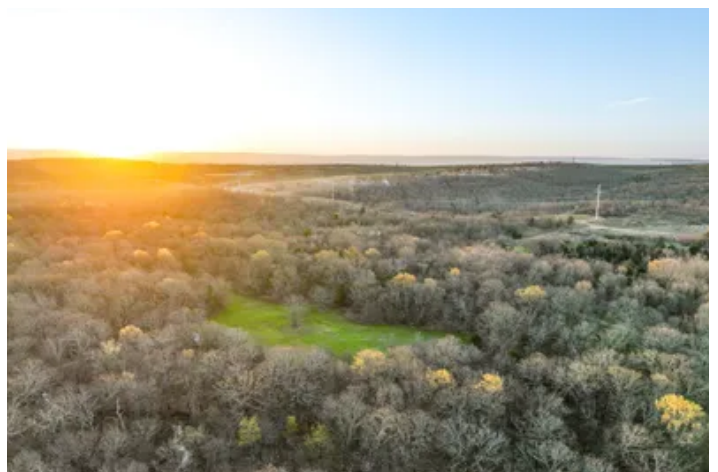
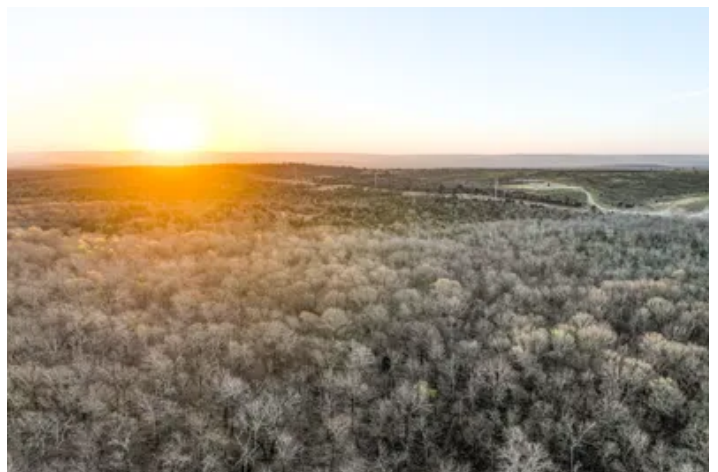
160

Price

\$750,000

Property Website

<https://arrowheadlandcompany.com/property/owl-creek-hunting-ranch/atoka/oklahoma/101305/>



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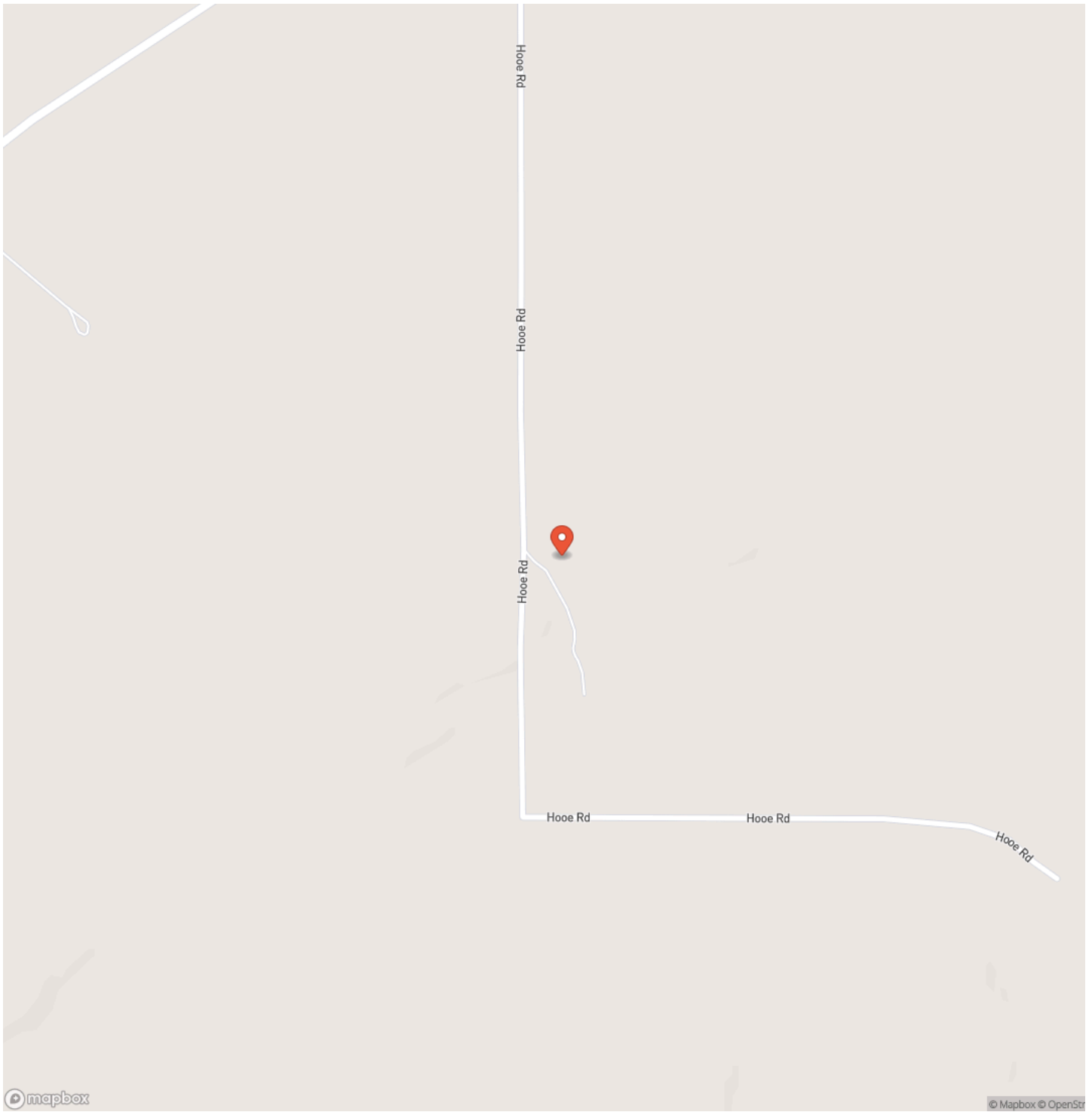
PROPERTY DESCRIPTION

Located in Atoka County, Owl Creek Hunting Ranch, 160+/- acre trophy whitetail property offers a beautiful newly built home, proven hunting, diverse habitat, and much more! At the front of the property sits a 1,500 +/- sq ft, 3 bed, 2 bath home positioned to capture stunning views of a stocked pond and the rolling hills of the ranch! The interior is truly gorgeous with a spacious layout and plenty of room to host family and guests. Whether you're enjoying a quiet morning on the porch or winding down after a hunt, the setting delivers a true Oklahoma outdoor lifestyle. The ranch is fully fenced and primarily covered in mature timber, providing exceptional cover for wildlife. Strategically placed clearings offer ideal locations for food plots, while areas of native grasses with scattered trees create excellent bedding habitat which is a key ingredient for holding trophy whitetail. Water is abundant, with Owl Creek running throughout the property, accompanied by a tributary creek that further enhances wildlife movement and year-round water access. A network of two-track roads allows easy access across the entire property, making it simple to check stands, feeders, and hunt multiple areas efficiently. Stands and feeders will convey with an acceptable offer, making this a true turn-key hunting setup. This area is well known for its game, the ranch delivers trophy whitetail deer, turkey, hogs, and small game, creating year-round recreational opportunities. If you're looking for a ready-to-hunt ranch with a new home, strong water features, and the habitat needed to grow and hold big deer, the Owl Creek hunting Ranch is one you don't want to miss! The property is located 13+/- miles from Kiowa, 27+/- miles from Atoka and 30+/- miles from McAlester! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jay Casels at [\(918\) 617-8707](tel:9186178707). 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.

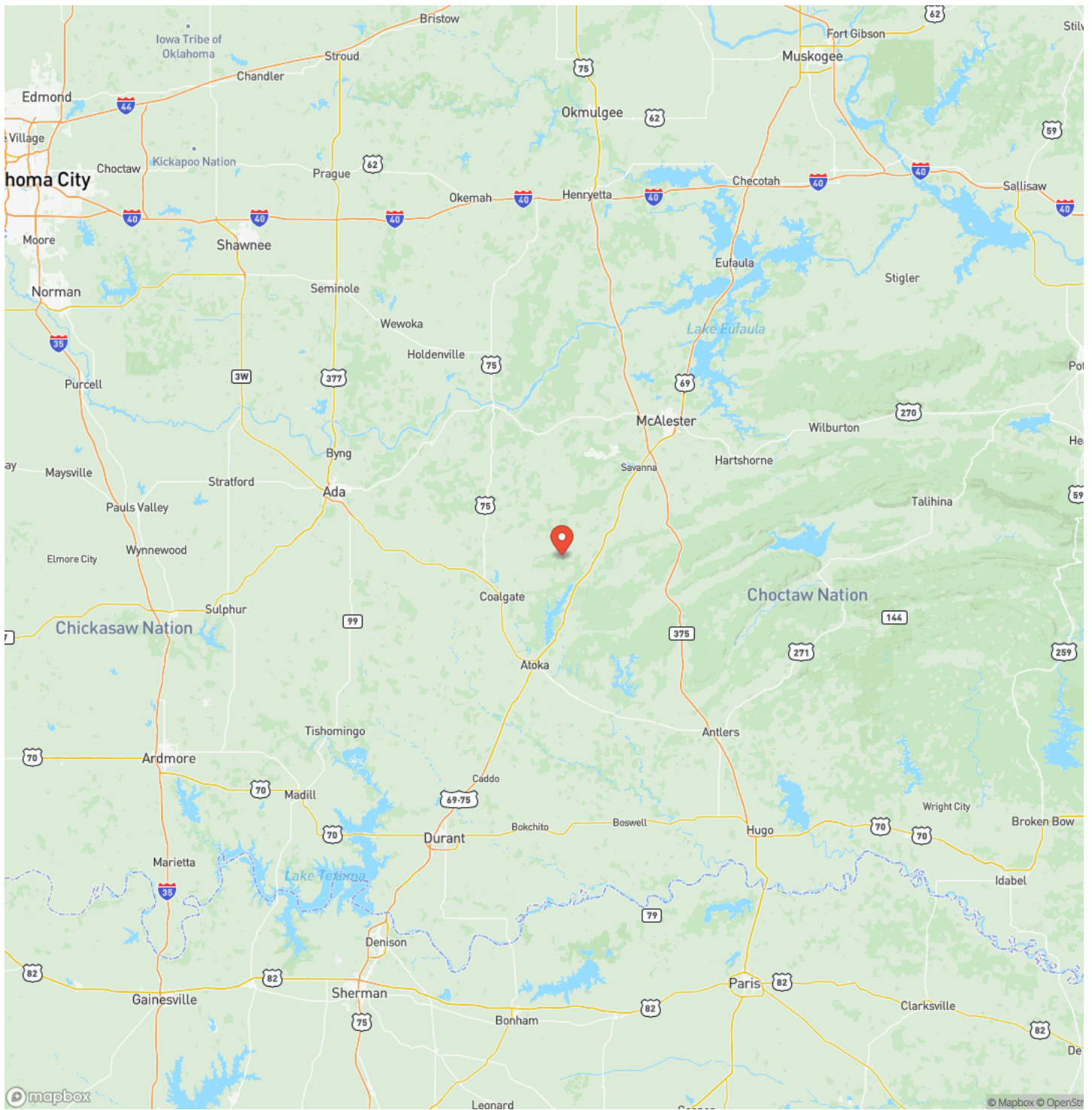
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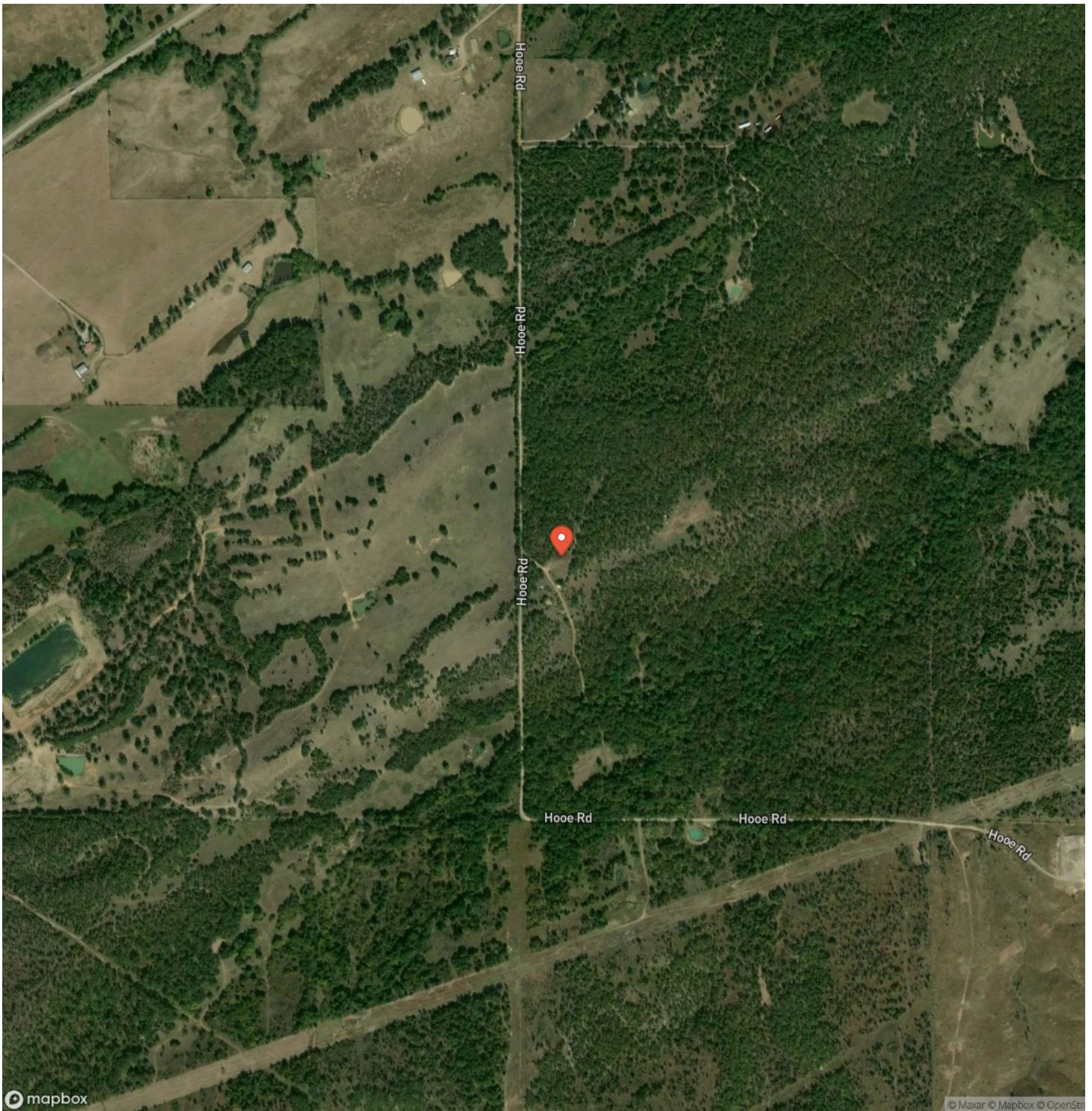
Locator Map



Locator Map



Satellite Map



Owl Creek Hunting Ranch
Wardville, OK / Atoka County

LISTING REPRESENTATIVE
For more information contact:



Representative

Jay Cassels

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(918) 617-8707

Email

jay.cassels@arrowheadlandcompany.com

Address

City / State / Zip

Checotah, OK 74426

NOTES



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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