

Butler Creek Hunting Farm
0000 South 40th St W
Oktaha, OK 74450

\$595,000
147.6± Acres
Muskogee County



Butler Creek Hunting Farm
Oktaha, OK / Muskogee County

SUMMARY

Address

0000 South 40th St W

City, State Zip

Oktaha, OK 74450

County

Muskogee County

Type

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

Latitude / Longitude

35.5947 / -95.4178

Dwelling Square Feet

720

Bedrooms / Bathrooms

2 / 1

Acreage

147.6

Price

\$595,000

Property Website

<https://arrowheadlandcompany.com/property/butler-creek-hunting-farm-muskogee-oklahoma/106703/>



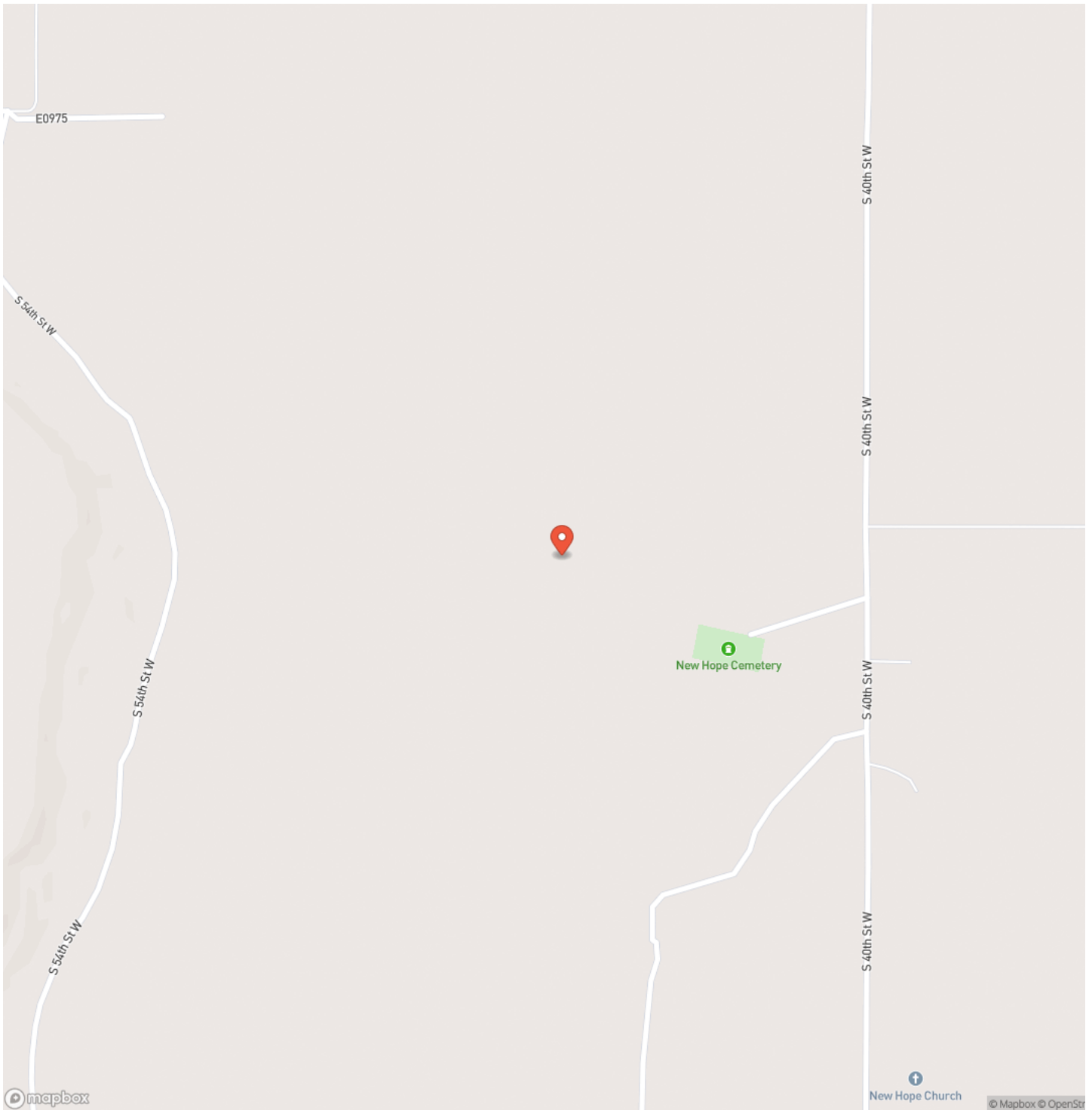
PROPERTY DESCRIPTION

If you're in the market for a large acreage hunting property with outstanding duck hunting potential, this 147.60+/- acre tract in Muskogee County is worth a look. With Butler Creek running through the back of the property and a slough located near the center, this tract offers the water and habitat that make for an excellent waterfowl setup. Beyond the waterfowl opportunities, the property also supports healthy populations of deer and turkey. A mix of open pasture and heavily timbered ground creates excellent wildlife habitat, while the deep timber provides outstanding cover and security. Existing trails wind through the property, making it easy to access different areas, and several blinds, tree stands, and a feeder are already in place. Adding to the appeal is a 2 bed, 1 bath barndominium-style home offering approximately 1,200+/- square feet, with 720+/- square feet of living space and the remainder dedicated to an attached shop. The home features a full kitchen and comfortable living quarters, making it an excellent hunting camp or full-time residence. The property has county road frontage with a gated entrance and is equipped with water and power, providing the flexibility for comfortable country living while maintaining a ready-to-go hunting setup. Conveniently located approximately 14+/- miles from Muskogee, 28+/- miles from Eufaula Lake, and 61+/- miles from Tulsa, this property offers the privacy of a hunting retreat without sacrificing accessibility. Whether you're looking for a premier duck hunting property, a multi-game hunting tract, or a comfortable place to enjoy the outdoors year-round, this Muskogee County property is ready to be enjoyed from day one. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jay Cassels 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.

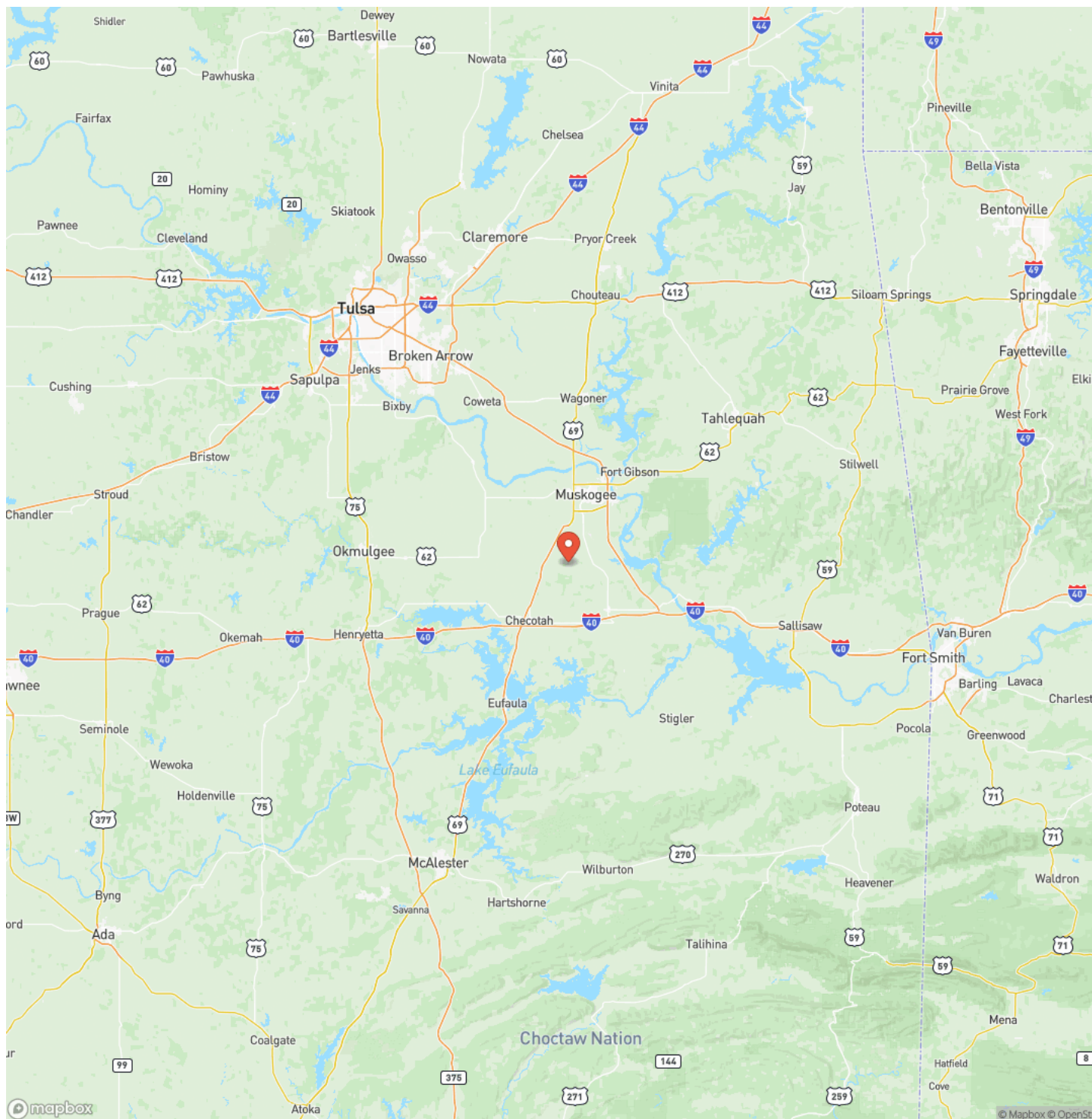
Butler Creek Hunting Farm
Oktaha, OK / Muskogee County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Cassels

Mobile

(918) 617-8707

Email

jay.cassels@arrowheadlandcompany.com

Address

City / State / Zip

Checotah, OK 74426

NOTES

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<https://arrowheadlandcompany.com/>

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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