

Brushy Creek Ranch
00 S 4620 Rd
Brushy, OK 74955

\$750,000
173± Acres
Sequoyah County



Brushy Creek Ranch
Brushy, OK / Sequoyah County

SUMMARY

Address

00 S 4620 Rd

City, State Zip

Brushy, OK 74955

County

Sequoyah County

Type

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

Latitude / Longitude

35.555121 / -94.801044

Dwelling Square Feet

2816

Bedrooms / Bathrooms

3 / 2

Acreage

173

Price

\$750,000

Property Website

<https://arrowheadlandcompany.com/property/brushy-creek-ranch-sequoyah-oklahoma/114672/>



PROPERTY DESCRIPTION

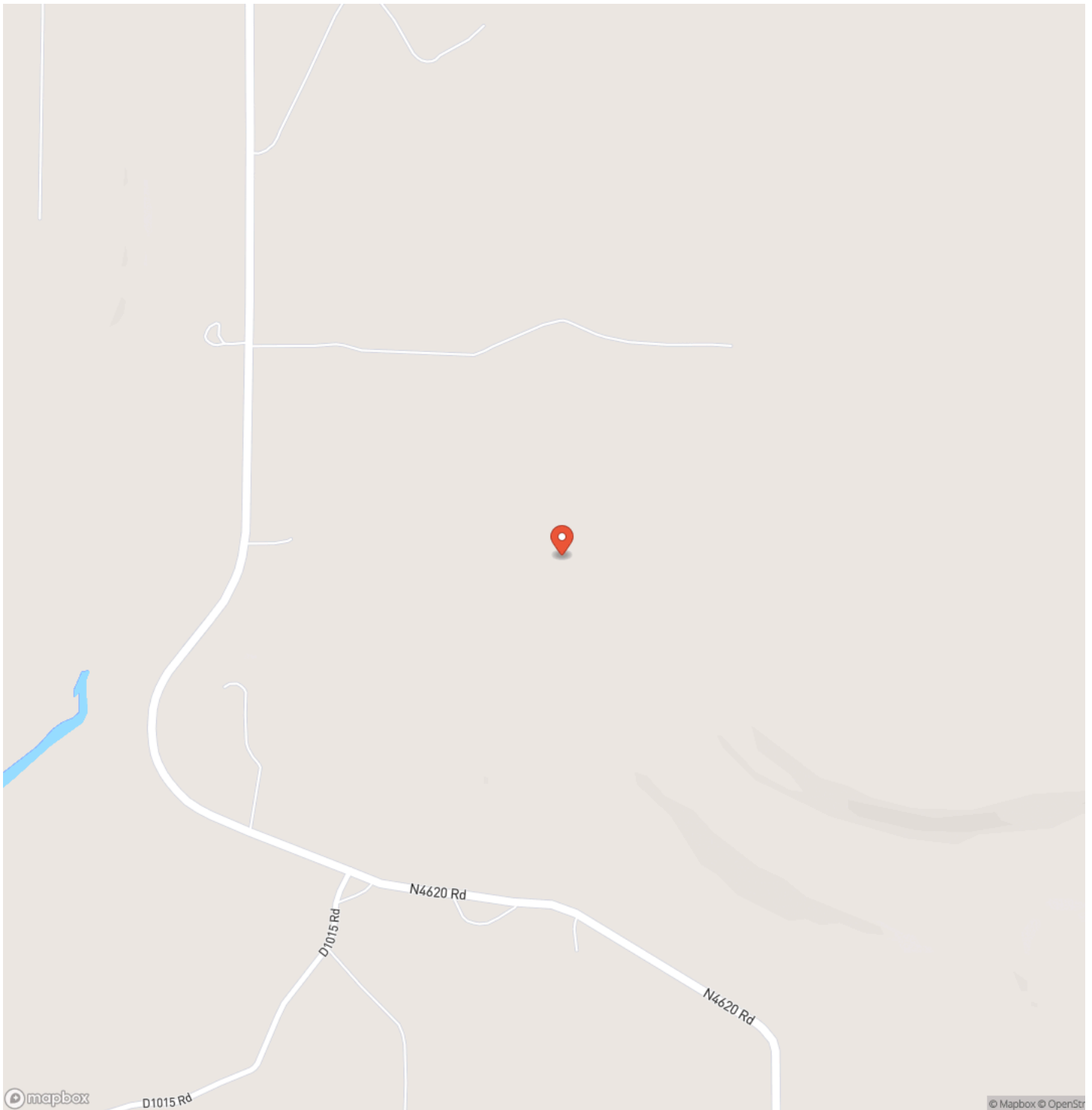
Located in Sequoyah County, this impressive 173+/- acre property offers agricultural production, trophy deer hunting, and rural living! The property features a 2,816+/- sq ft home with 3 bedrooms and 2 bathrooms, providing a comfortable place to call home while enjoying the privacy and freedom that comes with a large acreage property. The land is a mix of open pasture and mature timber, with rolling terrain that creates excellent views, secluded food plot locations, and a windbreak for livestock. Brushy Creek runs through the property, providing a year-round scenic feature and an important water source for wildlife, while an additional wet-weather creek adds even more natural drainage and habitat. Four ponds provide additional water for livestock and wildlife. The property is fully fenced and cross-fenced, making it well suited for a livestock operation. Two large barns, along with a livestock lean-to, provide plenty of room for equipment, hay, livestock, and additional storage. For the recreational buyer, this property checks many of the boxes. A developed trail system provides access throughout the acreage, while the combination of timber, pasture, creek corridors, rolling hills, and secluded food plot areas creates excellent whitetail deer habitat. Its location near Brushy Creek Reservoir adds even more recreational appeal and makes this a property with opportunities well beyond the boundaries of the acreage itself. Paved road frontage provides convenient access, while the property's size, water features, timber, pasture, fencing, improvements, and proximity to Brushy Creek Reservoir make this a truly versatile Sequoyah County property. The property is located 7+/- miles from Sallisaw, 16+/- miles from Cookson and 31+/- miles from Fort Smith. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

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.

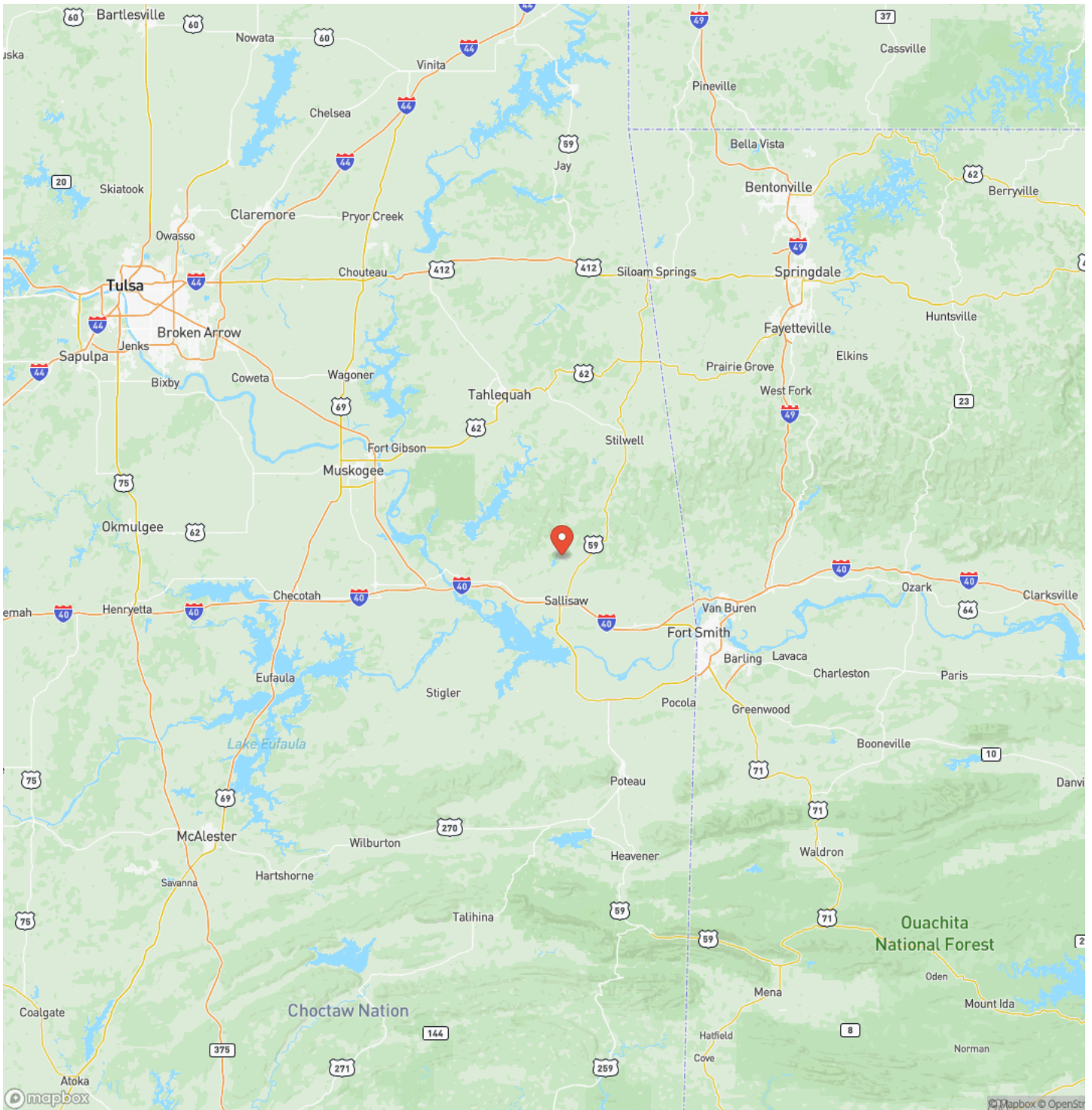
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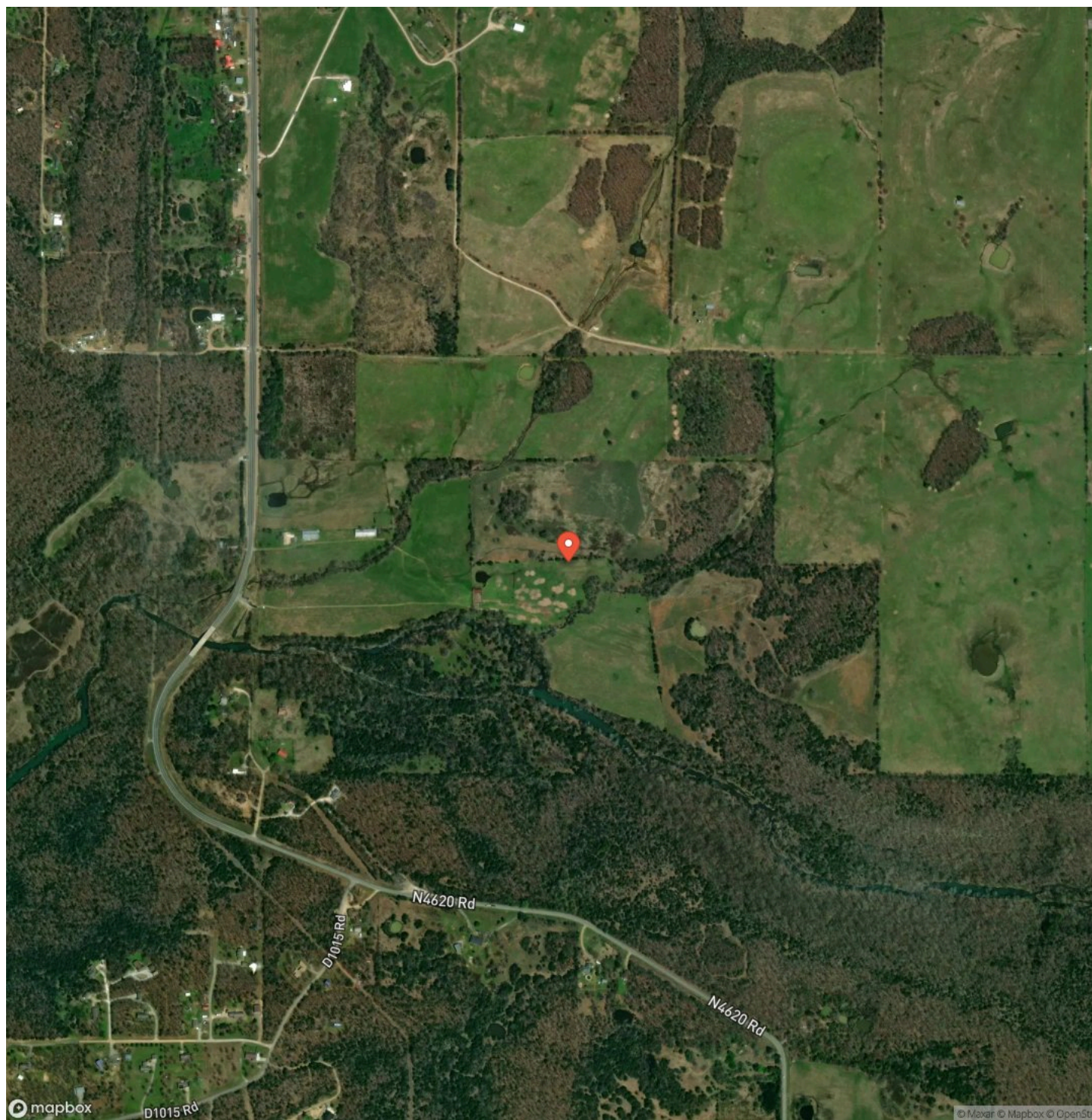
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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<https://arrowheadlandcompany.com/>

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.

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