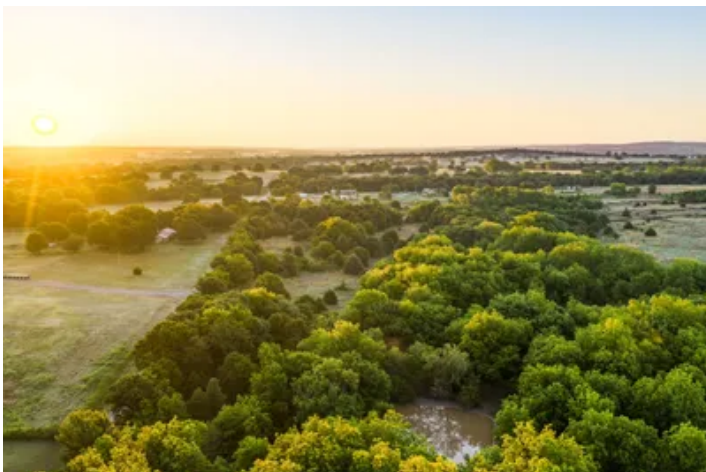


Solo Cabin Hunting Retreat
E 1710 Rd
Elmore City, OK 73433

\$205,000
40± Acres
Garvin County



Solo Cabin Hunting Retreat
Elmore City, OK / Garvin County

SUMMARY

Address

E 1710 Rd

City, State Zip

Elmore City, OK 73433

County

Garvin County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.5359 / -97.4167

Acreage

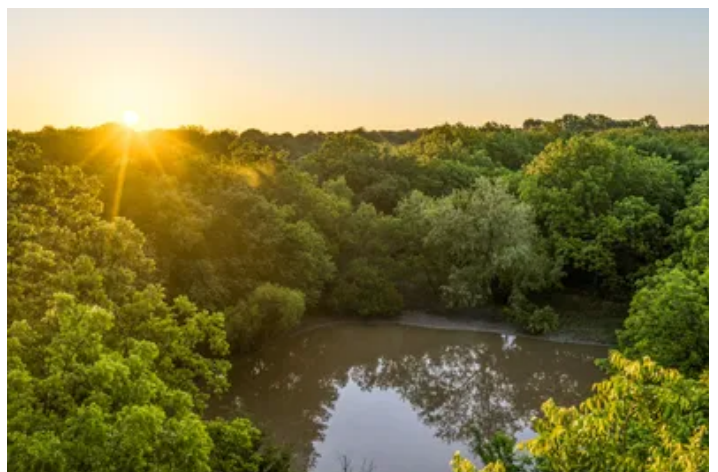
40

Price

\$205,000

Property Website

<https://arrowheadlandcompany.com/property/solo-cabin-hunting-retreat-/garvin/oklahoma/105356/>



Solo Cabin Hunting Retreat Elmore City, OK / Garvin County

PROPERTY DESCRIPTION

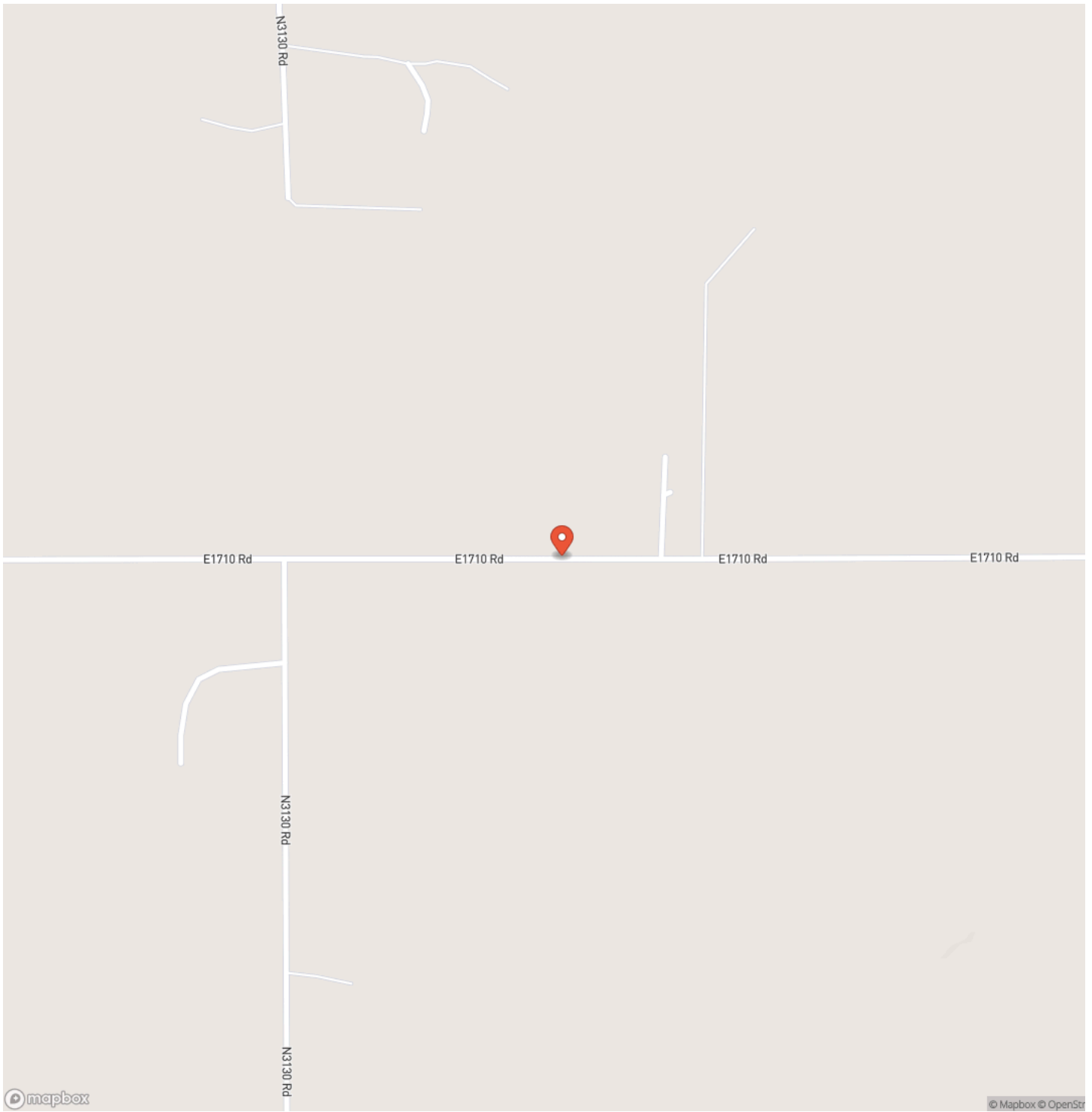
Introducing the Solo Cabin Hunting Retreat, 40 +/- acres located in Garvin County, Oklahoma! This farm really stands out for someone looking for a great and affordable hunting property! This property sets up very well for multiple stand locations in a variety of different locations. The mixed timber and CRP fields allow the potential for multiple food plots as well. The thick timber allows for plenty of bedding and cover for deer and small game, making this property hold and home deer. Also helping attract deer is a pond in the northwest corner, providing a great water source. The topography is also a key feature of this property! The southeast corner has significant bluffs that could funnel deer or allow for a great blind location overlooking the property. Access to a hunting property is a huge deal; the farm has 1300 +/- feet of road frontage making it easy to access. With the road frontage, you also get the secluded and isolated feel you want out of a hunting property. Coupling all these recreational features, there is a 10x30 single room hunting cabin, making this property the perfect hunting camp or weekend getaway. While hunting and recreational activities make this property shine, it is also a great place for a potential homesite. It has water, electricity and septic already in place making it a great canvas for building your forever home! While the seclusion of the farm is attractive, it is also located close to amenities and local school districts. This property is located just 8 +/- miles from Ratliff City, 6 +/- miles from Elmore City, 15 +/- miles from Velma and 16 +/- miles from Wynnewood. If you are in the market for a great hunting property where you can set up camp, or looking for a forever homesite, this property presents the opportunity! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050).

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.

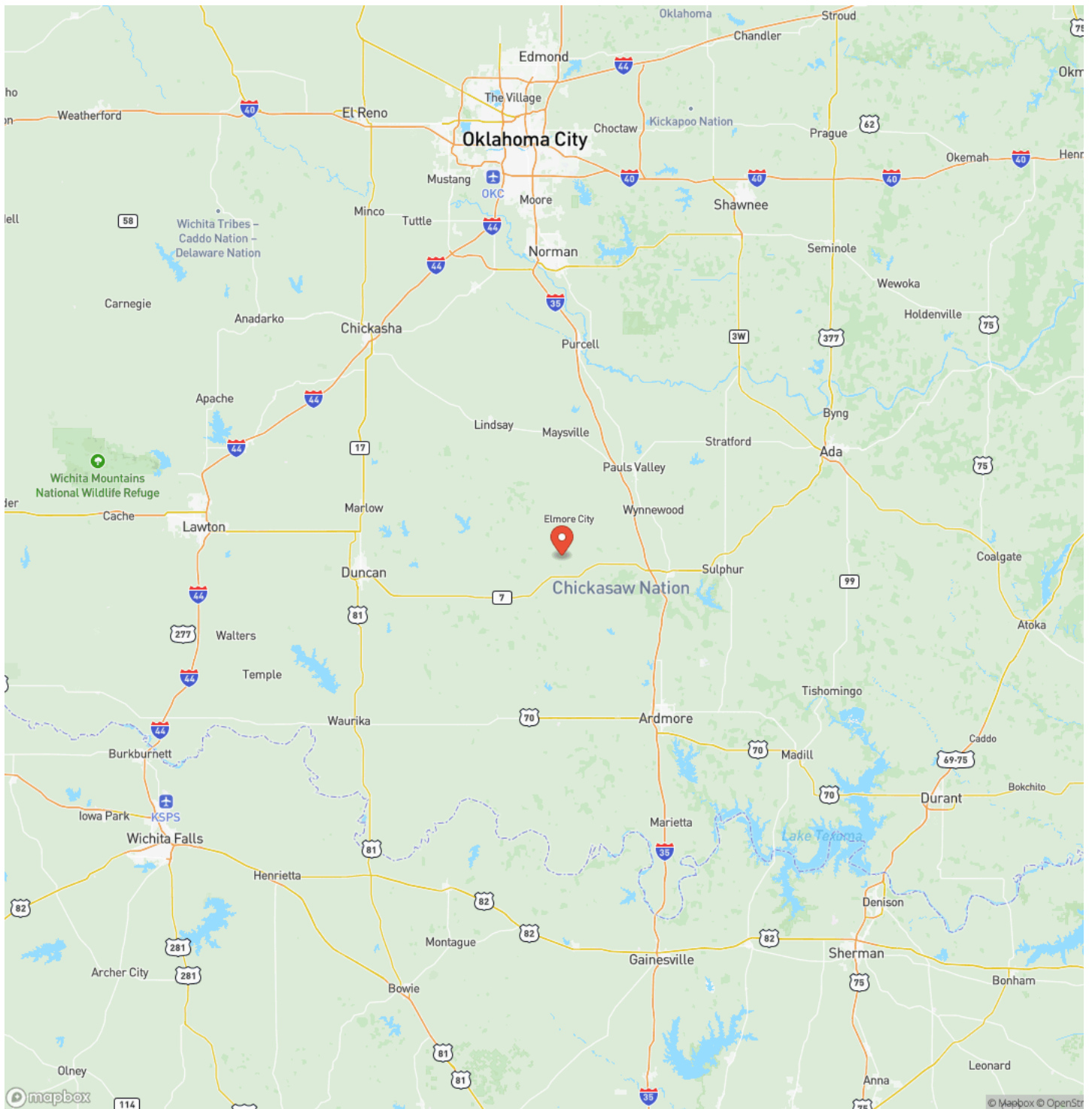
Solo Cabin Hunting Retreat
Elmore City, OK / Garvin County



Locator Map



Locator Map



Satellite Map



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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