

**Tract 2 Crooked Oak Farm**  
25096 N County Road 3253  
Wynnewood, OK 73098

**\$599,000**  
35± Acres  
Garvin County





**Tract 2 Crooked Oak Farm**  
**Wynnewood, OK / Garvin County**

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**SUMMARY**

**Address**

25096 N County Road 3253

**City, State Zip**

Wynnewood, OK 73098

**County**

Garvin County

**Type**

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

**Latitude / Longitude**

34.635578 / -97.209283

**Dwelling Square Feet**

3,473

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

35

**Price**

\$599,000

**Property Website**

<https://arrowheadlandcompany.com/property/tract-2-crooked-oak-farm--garvin-oklahoma/103369/>



## Tract 2 Crooked Oak Farm Wynnewood, OK / Garvin County

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### **PROPERTY DESCRIPTION**

Tract 2 of the Crooked Oak Farm offers a rare opportunity to own a spacious rural homesite with acreage just outside the Wynnewood city limits in Garvin County, Oklahoma. Spanning 35 +/- acres, this property blends comfortable country living with functional improvements suited for a variety of uses. At the heart of the property sits a 3,473 +/- sq ft home featuring 4 bedrooms and 3 bathrooms. This older-style country home is full of character and space, offering an office, two common living areas, a dedicated dining room, and an open kitchen layout, ideal for both everyday living and hosting. An attached two-car garage and an attached workshop provide convenience and practicality right off the home. Additional improvements include a 30x40 shop, perfect for equipment storage, hobbies, or running a small operation. The property is easily accessed by a paved road and is beautifully welcomed by a classic white picket fence, setting the tone for the peaceful country setting. The land itself is fully fenced and highlighted by a large pond, offering excellent fishing and hunting opportunities while also serving as a reliable water source for horses, cattle, or wildlife. A natural spring runs below the pond, adding to the property's water features and overall appeal. Surrounding the home, mature oak trees create a scenic and shaded yard, enhancing both privacy and beauty. Whether you're looking for a country residence, a hobby farm, or a recreational retreat, Tract 2 of the Crooked Oak Farm delivers space, functionality, and charm in a prime rural location. This property is located just 4 +/- minutes from Wynnewood, 12 +/- minutes from Pauls Valley, and 1 hour and 2 +/- minutes from Oklahoma City. 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.

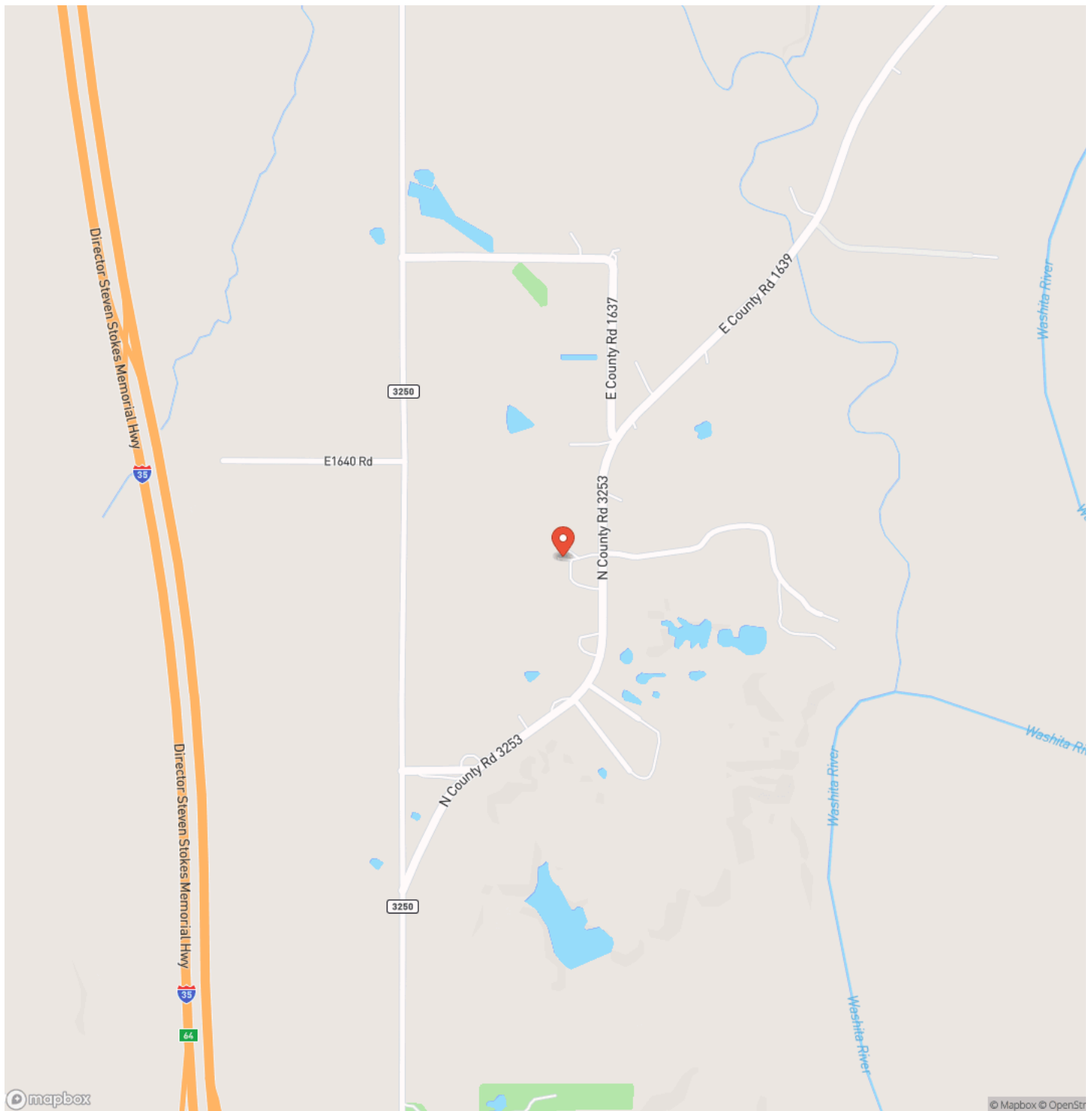


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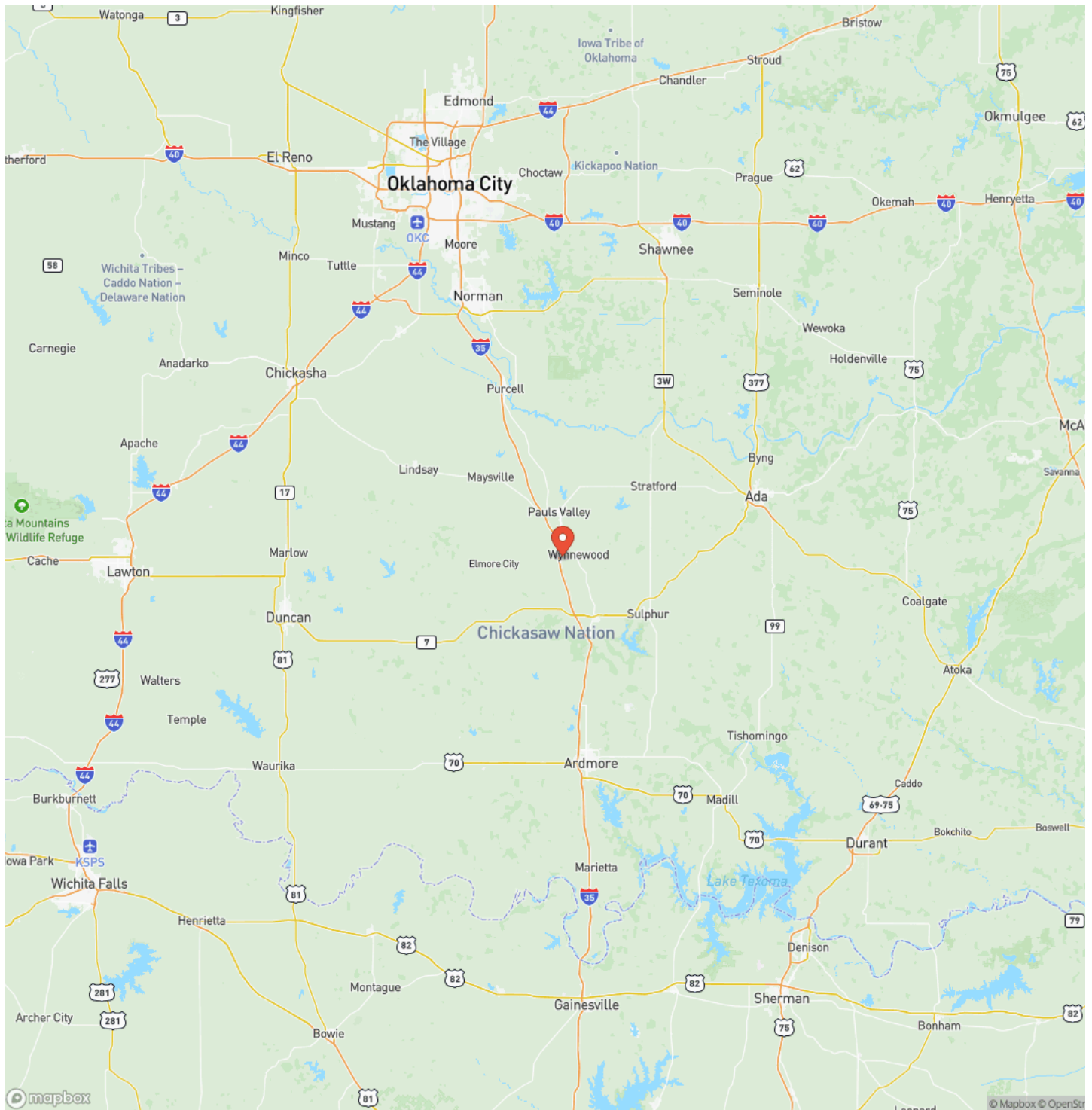
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## Locator Map

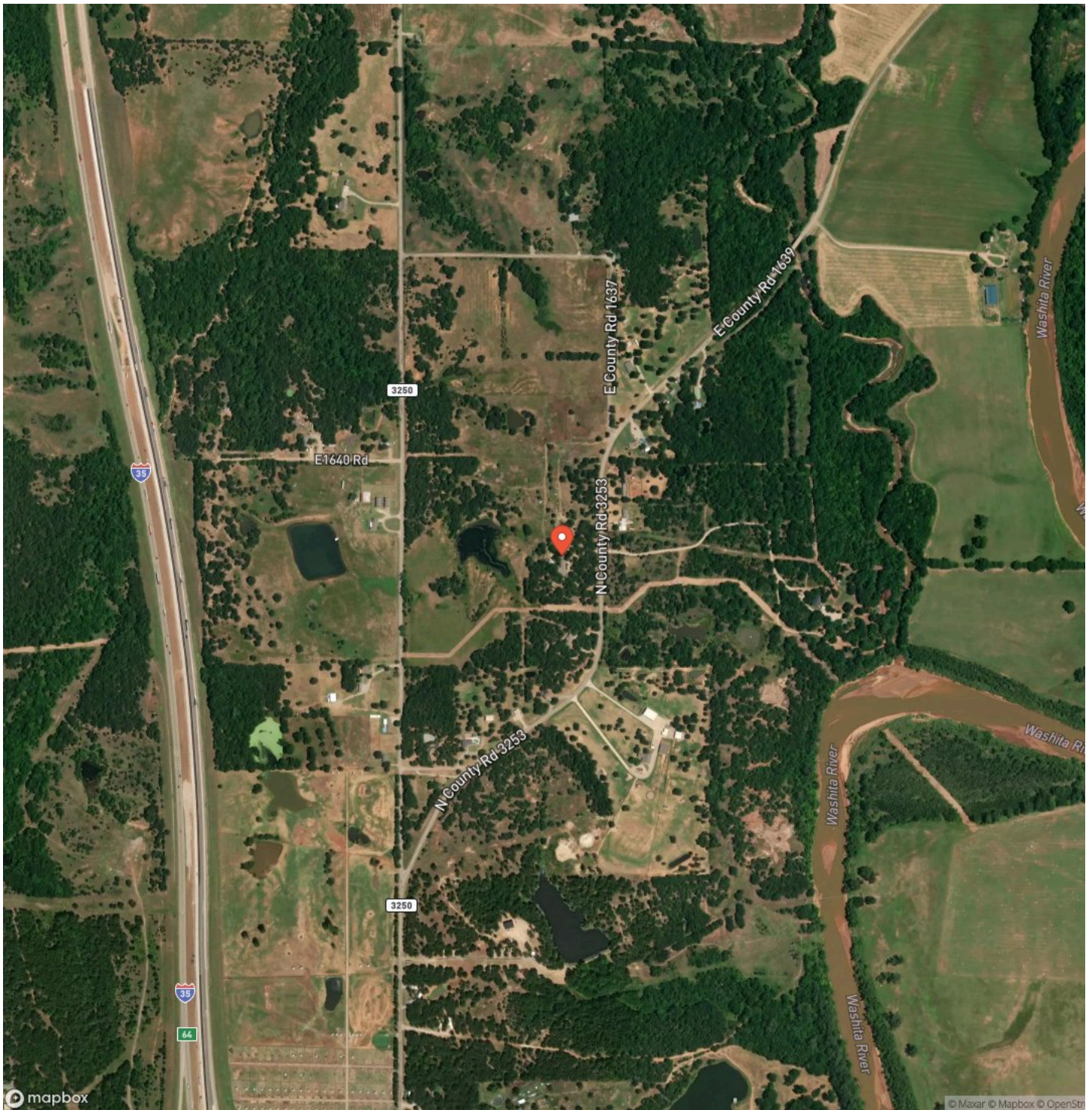


## Locator Map





## Satellite Map



**Tract 2 Crooked Oak Farm  
Wynnewood, OK / Garvin County**

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Owen Bellis

## Mobile

(918) 367-7050

## Email

owen.bellis@arrowheadlandcompany.com

## Address

## City / State / Zip

Kellyville, OK 74039

## NOTES

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## This image shows a blank 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.



**<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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