

Private Hunting Reserve Near Tulsa
00 West 176th St S
Kellyville, OK 74039

\$1,168,000
365± Acres
Creek County



**Private Hunting Reserve Near Tulsa
Kellyville, OK / Creek County**

SUMMARY

Address

00 West 176th St S

City, State Zip

Kellyville, OK 74039

County

Creek County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.922981 / -96.161186

Acreage

365

Price

\$1,168,000

Property Website

<https://arrowheadlandcompany.com/property/private-hunting-reserve-near-tulsa-creek-oklahoma/114731/>



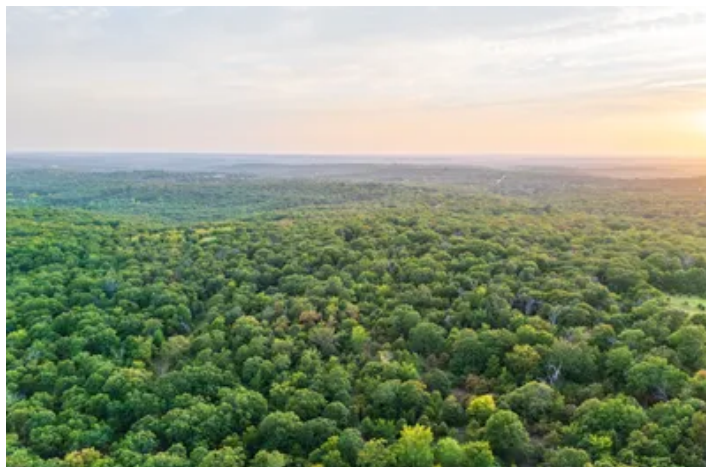
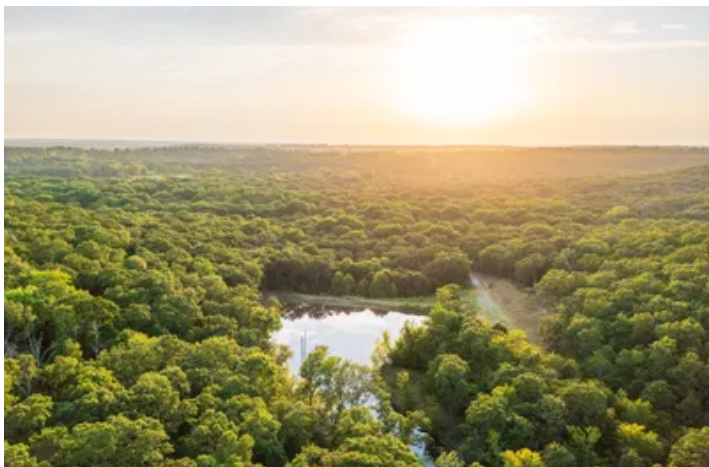
Private Hunting Reserve Near Tulsa Kellyville, OK / Creek County

PROPERTY DESCRIPTION

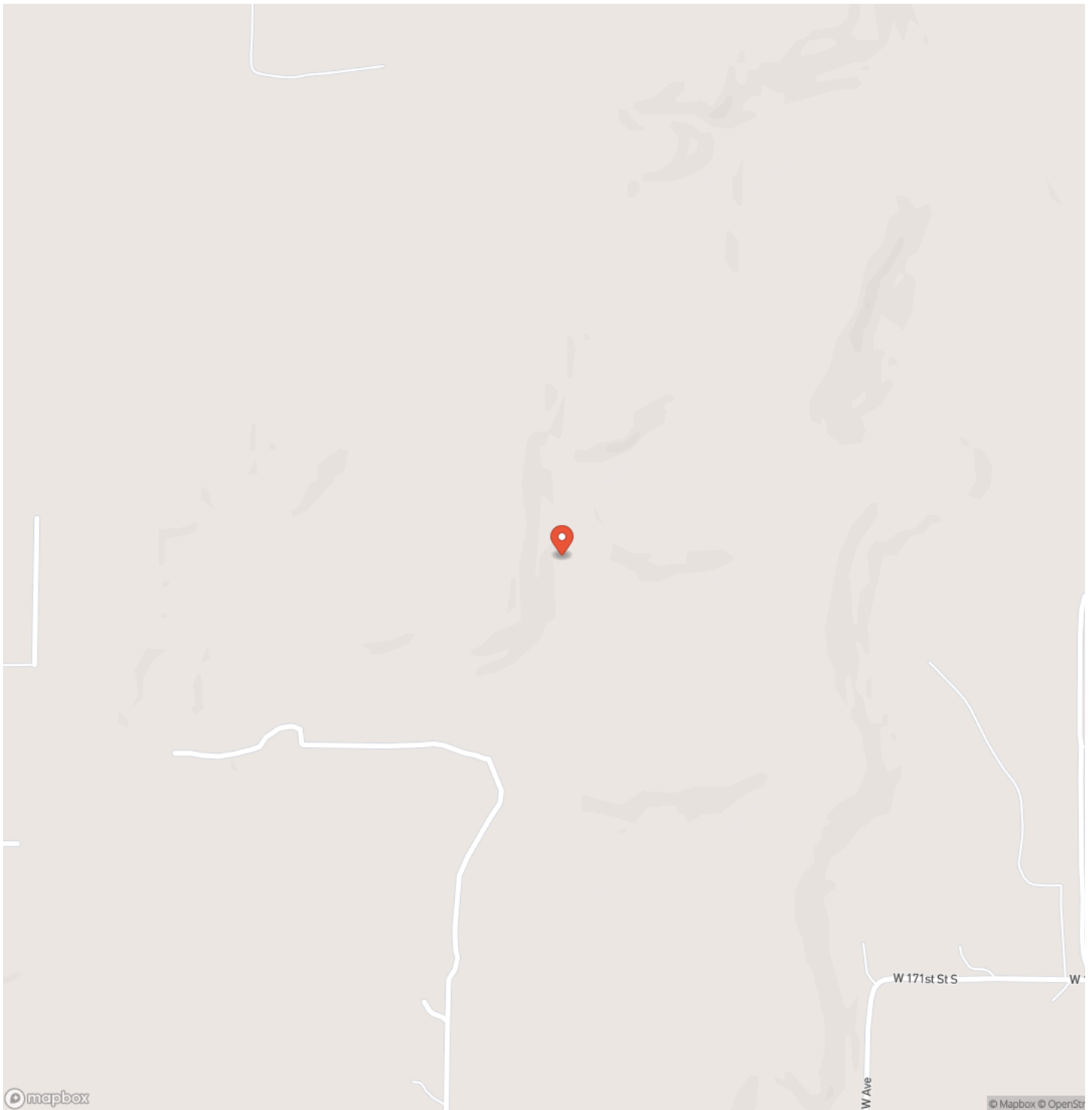
Located in Kellyville in Creek County, Oklahoma, this 365 +/- acre property is the kind of hunting tract that is becoming harder to find in this part of the state. Large, secluded acreage this close to Tulsa is difficult to come by, especially ground that is already set up and proven to hold wildlife. Whitetail deer and turkey are established on the property, and the existing improvements make it ready to hunt from day one. A gated entrance leads into a heavily wooded landscape with rolling terrain and significant elevation changes throughout. Ridges rise above deep draws, creating natural funnels and travel corridors that deer use to move through the property. The elevation also provides excellent vantage points and a variety of setups for hunting different winds and conditions. Thick timber offers plenty of bedding and security cover, giving wildlife what they need to stay on the property rather than simply pass through. An established ATV trail system winds throughout the acreage and connects multiple existing blind and feeder setups. Nearly the entire property can be accessed by side-by-side or ATV, making it easy to get to stands, check feeders, or simply enjoy the land. During wetter seasons, runoff and wet-weather creeks wind through the timber, adding additional travel corridors and seasonal water throughout the property. Near the south end is a large pond stocked with crappie and baitfish, providing fishing opportunities while serving as an important water source for wildlife. A carport near the entrance provides additional space for storing equipment, ATVs, or hunting gear. While hunting is the main attraction, the acreage also offers future potential. There is plenty of room to establish additional food plots or hunting setups, and a cabin could be added to create a private hunting camp. With the size of the property and its location near Kellyville, there is also potential for future development if the next owner chooses to take it in that direction. The property is located just 26 +/- minutes from Bristow, 33 +/- minutes from Tulsa, 37 +/- minutes from Okmulgee, and 1 hour 26 +/- minutes from Oklahoma City. With proven wildlife, established hunting setups, and hundreds of acres of secluded timber to hunt, this is a rare opportunity to own a large private hunting tract in Creek County! 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:(918)367-7050) or Hunter Bellis at [\(539\) 238-7693](tel:(539)238-7693).

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.

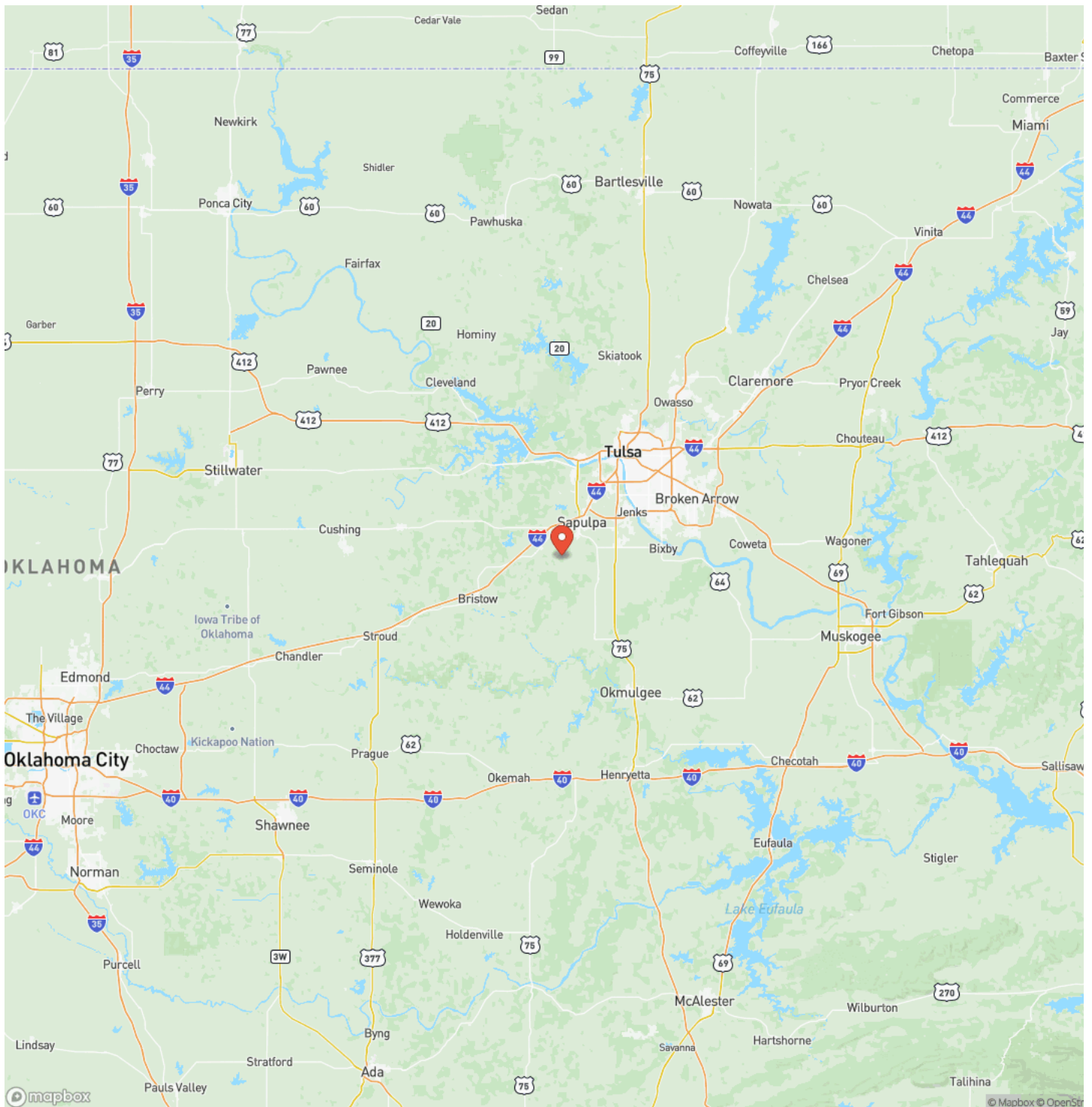
Private Hunting Reserve Near Tulsa
Kellyville, OK / Creek County



Locator Map



Locator Map



Satellite Map



Private Hunting Reserve Near Tulsa Kellyville, OK / Creek 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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<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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