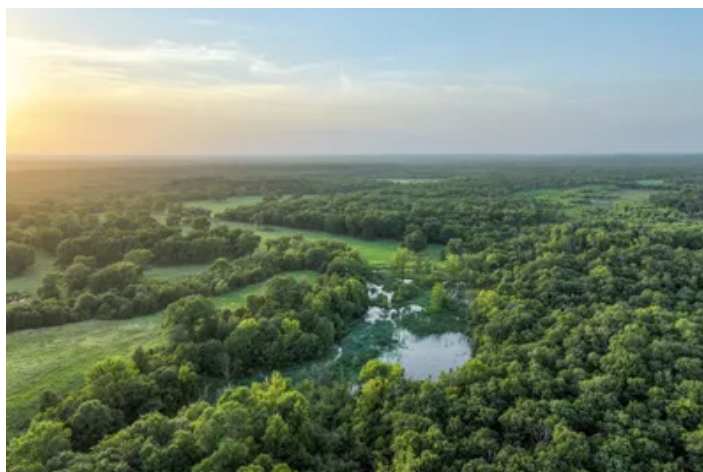
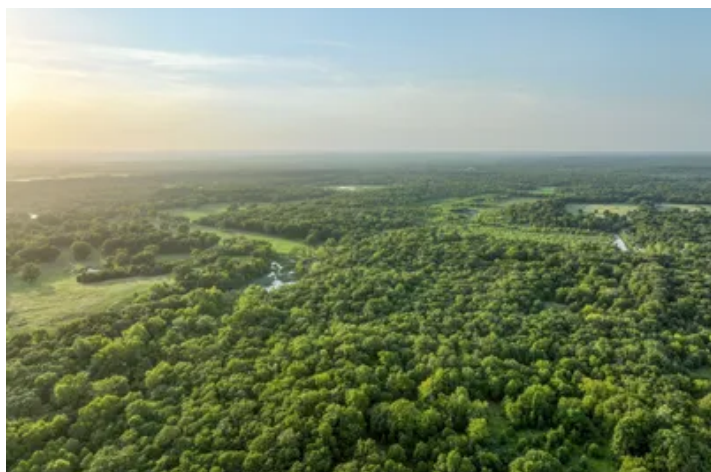


Deep Fork Timber/Wetland Farm
000 E0970 Rd
Welty, OK 74859

\$299,999
80± Acres
Okfuskee County



Deep Fork Timber/Wetland Farm
Welty, OK / Okfuskee County

SUMMARY

Address

000 E0970 Rd null

City, State Zip

Welty, OK 74859

County

Okfuskee County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.6087 / -96.3364

Acreage

80

Price

\$299,999

Property Website

<https://arrowheadlandcompany.com/property/deep-fork-timber-wetland-farm/okfuskee/oklahoma/113477/>



PROPERTY DESCRIPTION

Tucked away in a secluded setting, this 80+/- acre property offers outstanding mature hardwood timber, diverse wildlife habitat, and exceptional hunting opportunities in Okfuskee County, Oklahoma! Towering hardwood timber covers much of the property, while strategically placed openings provide ideal locations for food plots and native grass bedding areas, creating everything mature whitetails need to thrive. A year-round creek winds the length of the property, providing a dependable water source while creating a flooded timber and marsh habitat along the western boundary. This unique feature offers outstanding duck hunting opportunities, with the flooded hardwoods providing excellent natural cover for waterfowl throughout the season. One of the property's most valuable features is its direct boundary with Deep Fork Public Hunting Area, giving you immediate access to thousands of additional acres for duck and deer hunting while maintaining the privacy and management potential of your own land. For the investor or habitat-minded buyer, this property offers outstanding upside with opportunities to improve access to the flooded marsh, enhance waterfowl habitat, and increase its appeal as a premier hunting destination, creating the potential for a strong return. Whether you're looking to develop a premier hunting property, enjoy year-round recreation, or invest in a tract with exceptional wildlife habitat, this property checks every box. With a strong combination of hardwood timber, water, food sources, bedding cover, and direct access to public hunting land, this is the kind of property that continues to improve with time! It is located 19+/- miles from Okemah, 21+/- miles Bristow, and 42+/- miles from Sapulpa. 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.

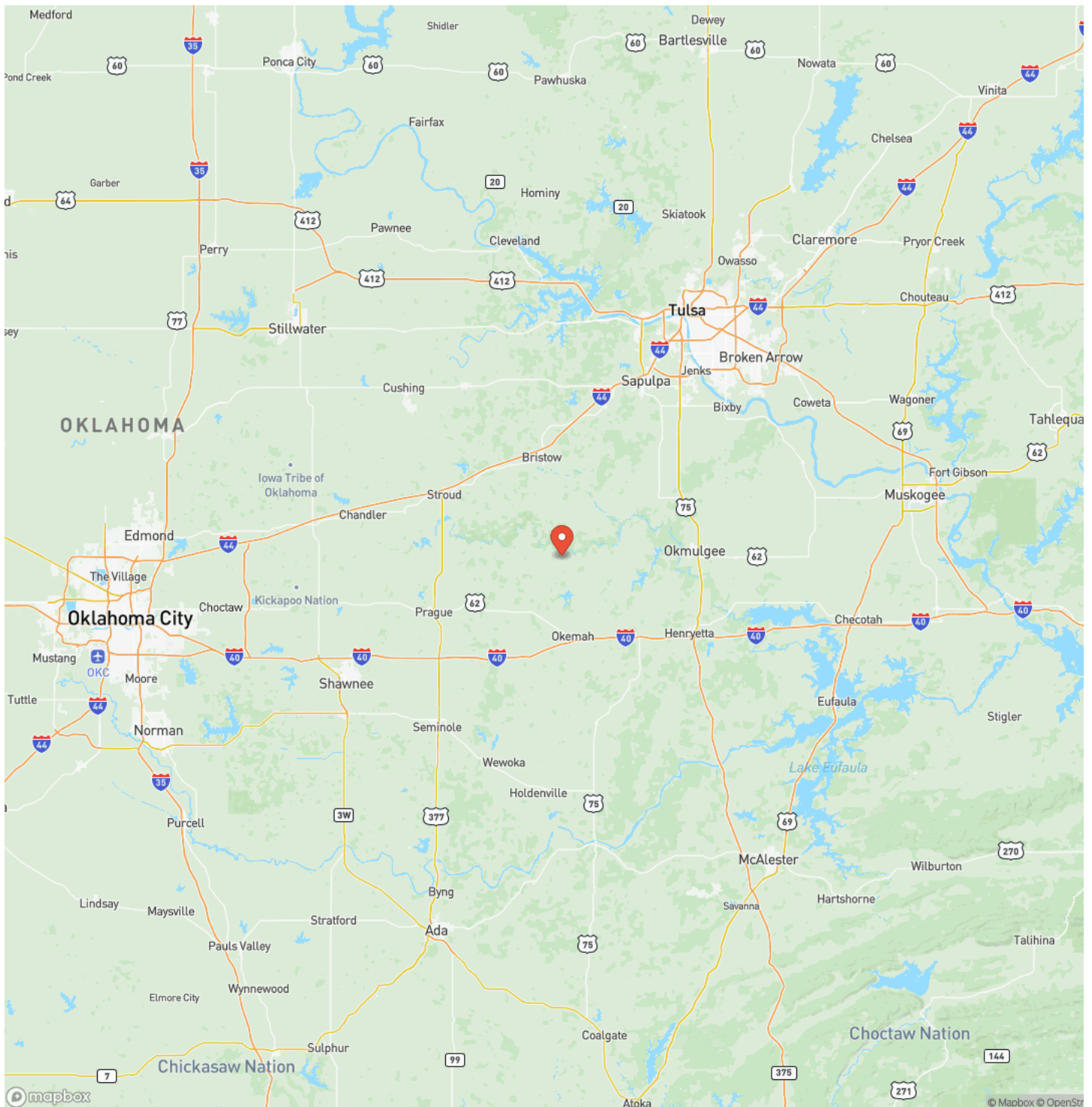
Deep Fork Timber/Wetland Farm
Welty, OK / Okfuskee County



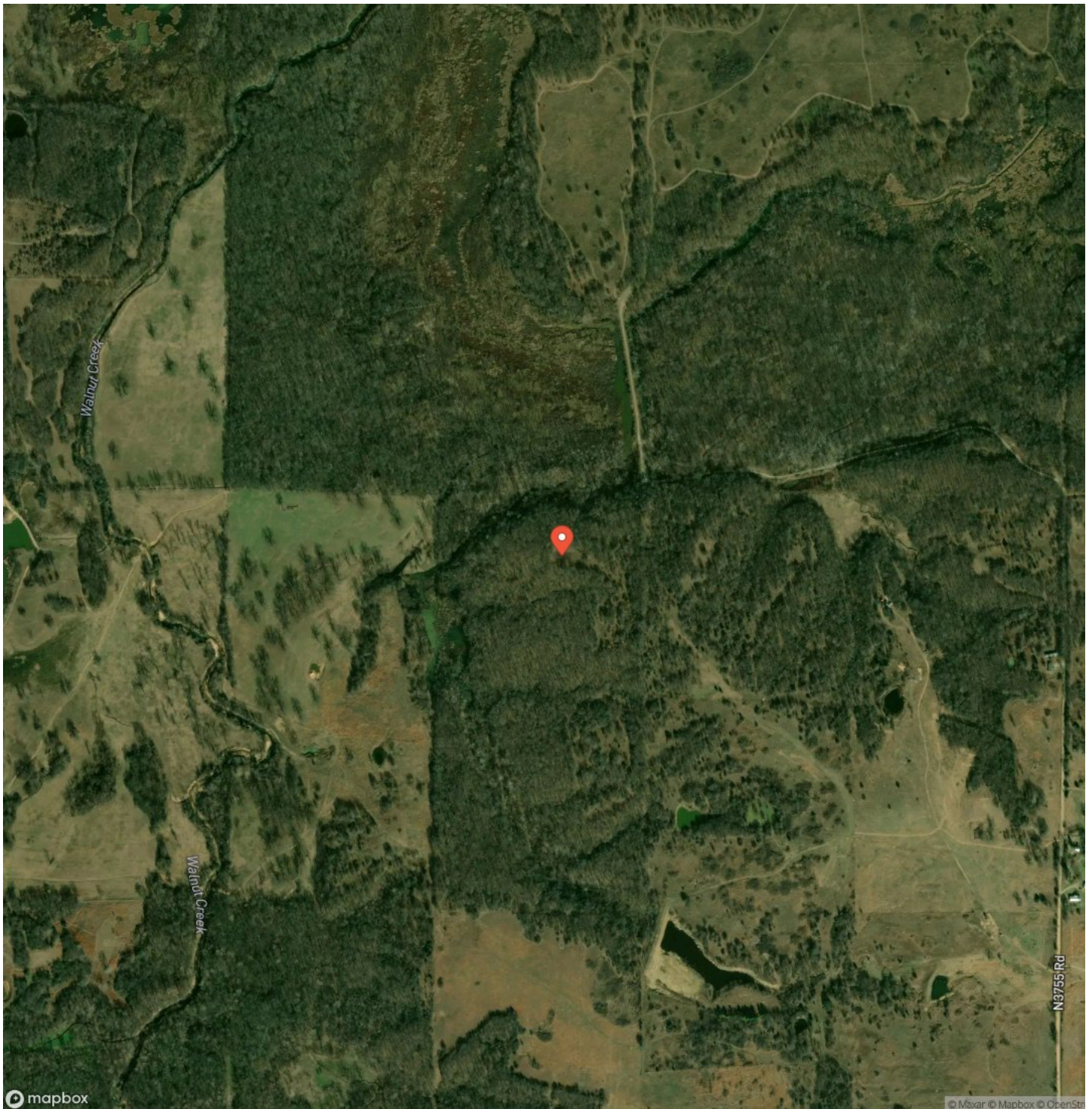
Locator Map



Locator Map



Satellite Map



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

[illegible]

This image shows a single 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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
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<https://arrowheadlandcompany.com/>

