Northeast Loco Hunting Farm
00 N3020 Rd
Loco, OK 73442

$467,200
146± Acres
Stephens County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00 N3020 Rd

City, State Zip
Loco, OK 73442

County
Stephens County

Type
Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
34.3762 / -97.6153

Acreage
146

Price
$467,200

Property Website
arrowheadlandcompany.com







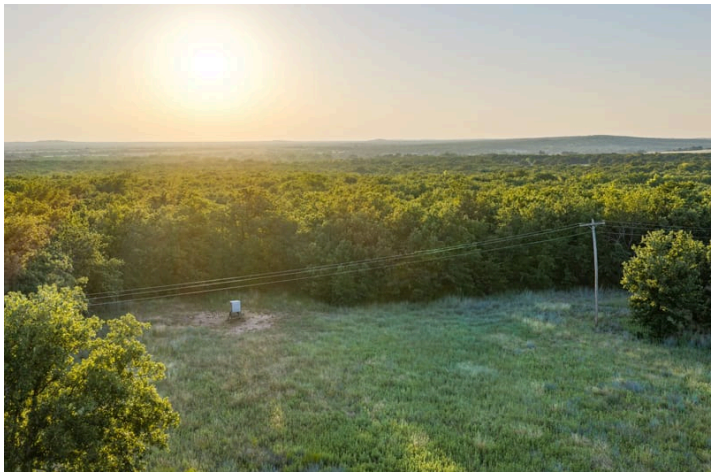
PROPERTY DESCRIPTION

If you've been looking for an affordable hunting property with a history of producing quality whitetails, this 146 +/- acre tract in Stephens County deserves a look! The combination of mature oak timber, thick bedding cover, and established travel corridors creates the kind of habitat that consistently holds deer. Several nice bucks have already been taken here, and the property has everything needed to continue that success! A few open pockets on the west side are well suited for food plots, giving you the opportunity to improve the hunting even further and keep wildlife on the property throughout the season. Turkeys are also common, making this a place you can enjoy well beyond deer season. A good network of roads provides easy access across the ranch for hunting, trail riding, or general property maintenance. While 146 +/- acres is a manageable size, the layout, timber, and rolling terrain give it the feel of a much larger property. Whether you're after a proven hunting tract, a place to build a home in the country, or a weekend getaway to enjoy with family and friends, this Stephens County property offers the kind of versatility that's getting harder to find. The property is located just 6 +/- miles from Velma-Alma, 21 +/- miles from Duncan, and 30 +/- miles from Ardmore. 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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

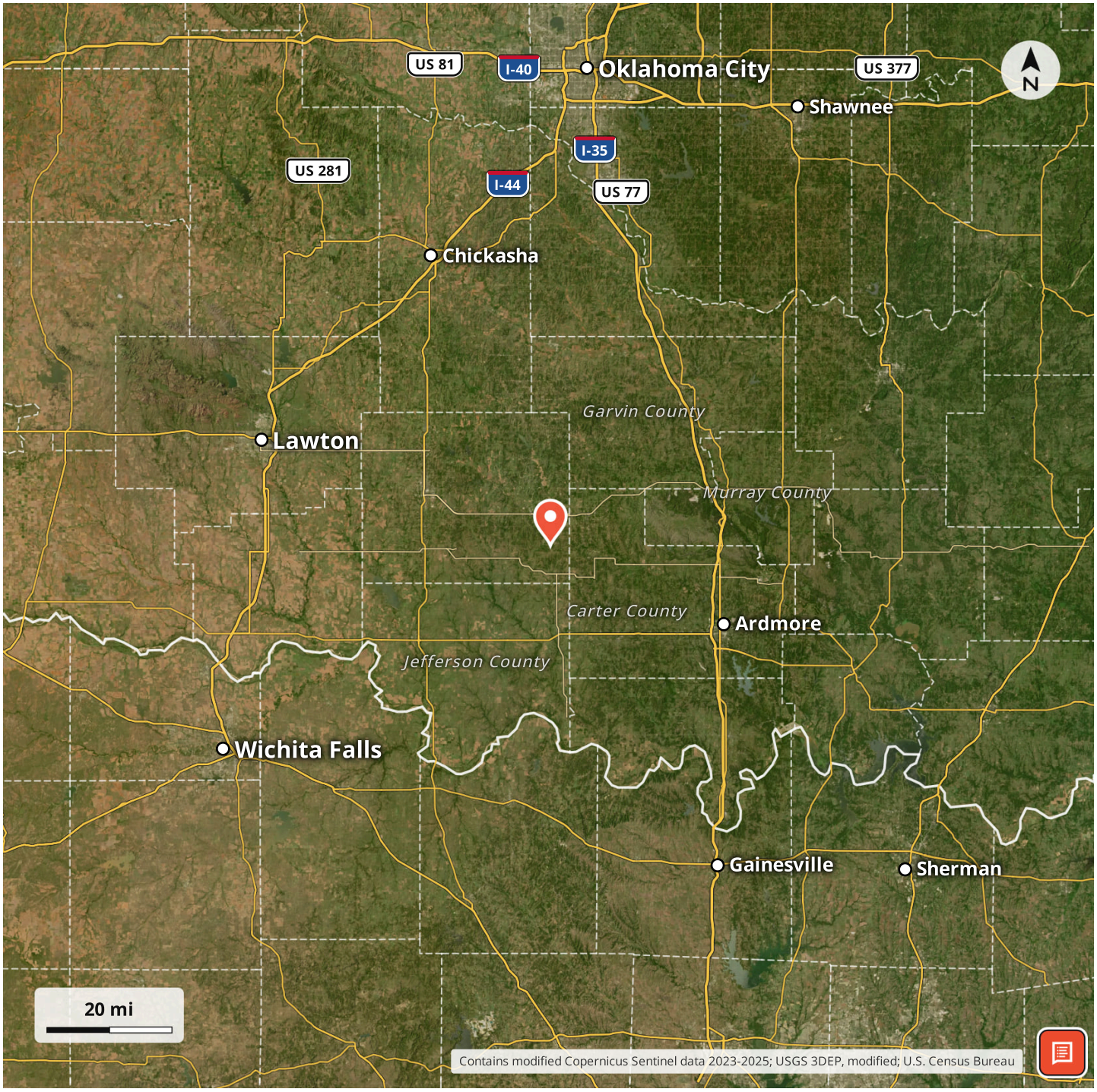
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



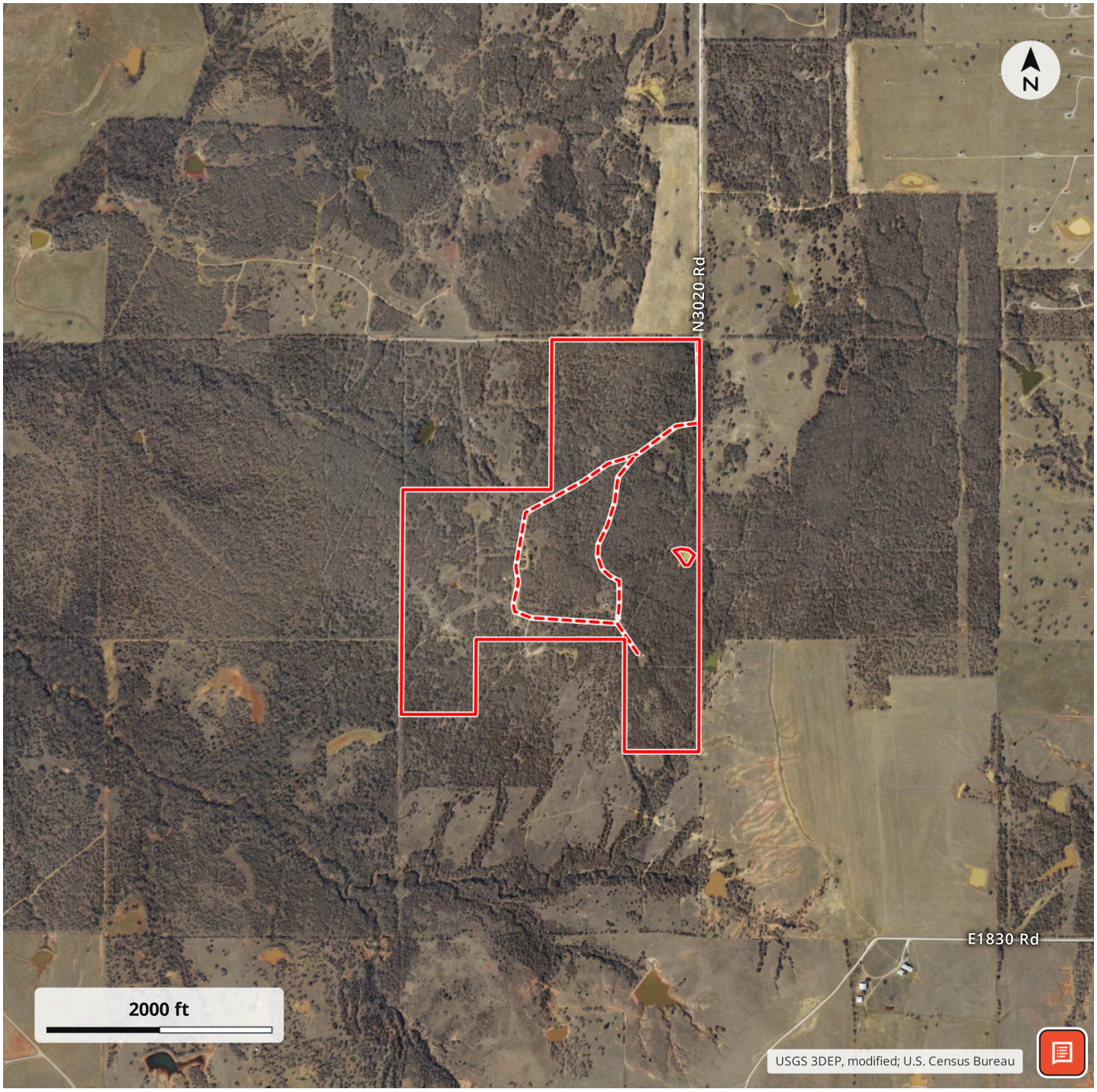




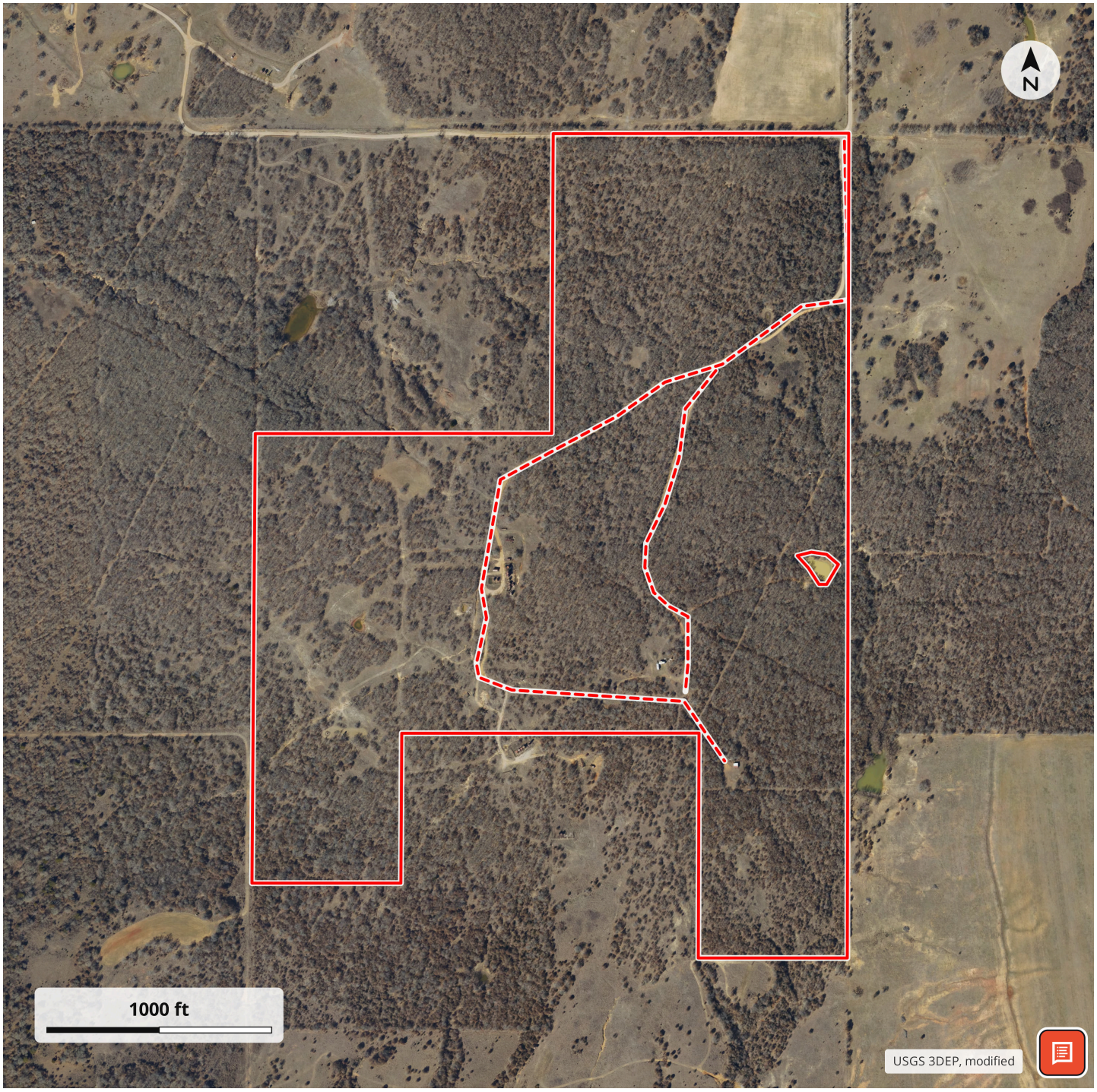

Regional Map



Locator Map


N
N3020 Rd
E1830 Rd
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Owen Bellis

Mobile
(918) 367-7050

Email
owen.bellis@arrowheadlandcompany.com

City / State / Zip
Kellyville, OK 74039

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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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