

Stroud Hunting Retreat  
358406 970 Rd  
Stroud, OK 74079

**\$180,000**  
60± Acres  
Lincoln County



## Stroud Hunting Retreat Stroud, OK / Lincoln County

### SUMMARY

#### **Address**

358406 970 Rd

#### **City, State Zip**

Stroud, OK 74079

#### **County**

Lincoln County

#### **Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land

#### **Latitude / Longitude**

35.612648 / -96.6258

#### **Acreage**

60

#### **Price**

\$180,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/stroud-hunting-retreat/lincoln/oklahoma/98162/>



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**PROPERTY DESCRIPTION**

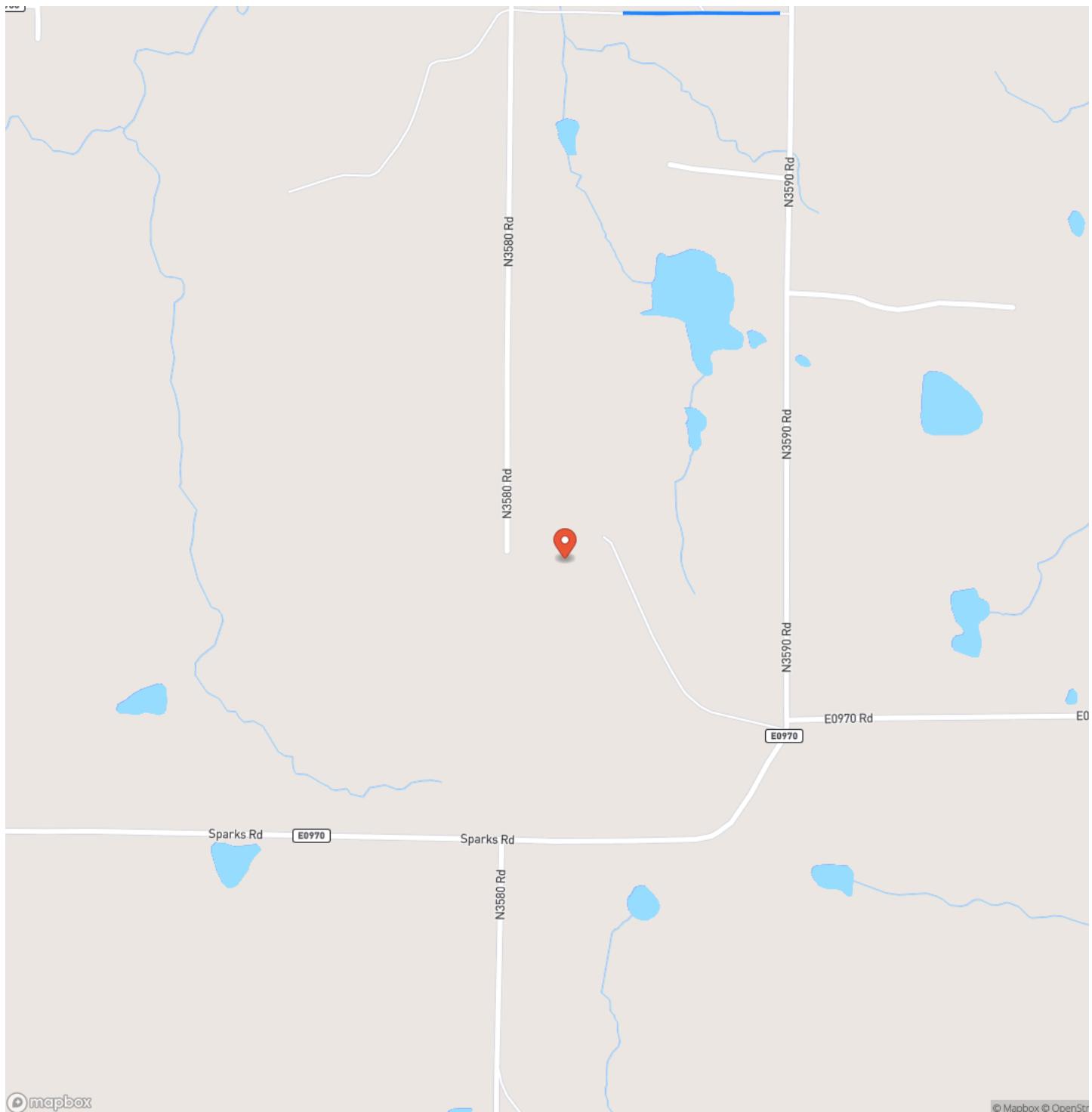
Welcome to this 60+/- acre property in Lincoln County, Oklahoma with outstanding recreational potential! The property features two ponds that provide excellent opportunities for duck hunting and fishing, while also serving as reliable water sources for wildlife year-round. A walk through the property reveals the impressive amount of deer sign throughout, with well-established travel corridors and natural cover. There is little hunting pressure in the area, making this place perfect for someone that wants to manage and grow big deer. The property is ready to be set up with blinds, feeders, and everything else to hunt this fall. The property also serves as a great place to unwind and enjoy peaceful weekends in a private outdoor setting, making it an ideal retreat to step away from the pace of everyday life and enjoy the outdoors. The Stroud Hunting Retreat won't last long! The property is located just 18+/- minutes from Stroud, 17+/- minutes from Prague, and around 1 hour from Tulsa. 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.

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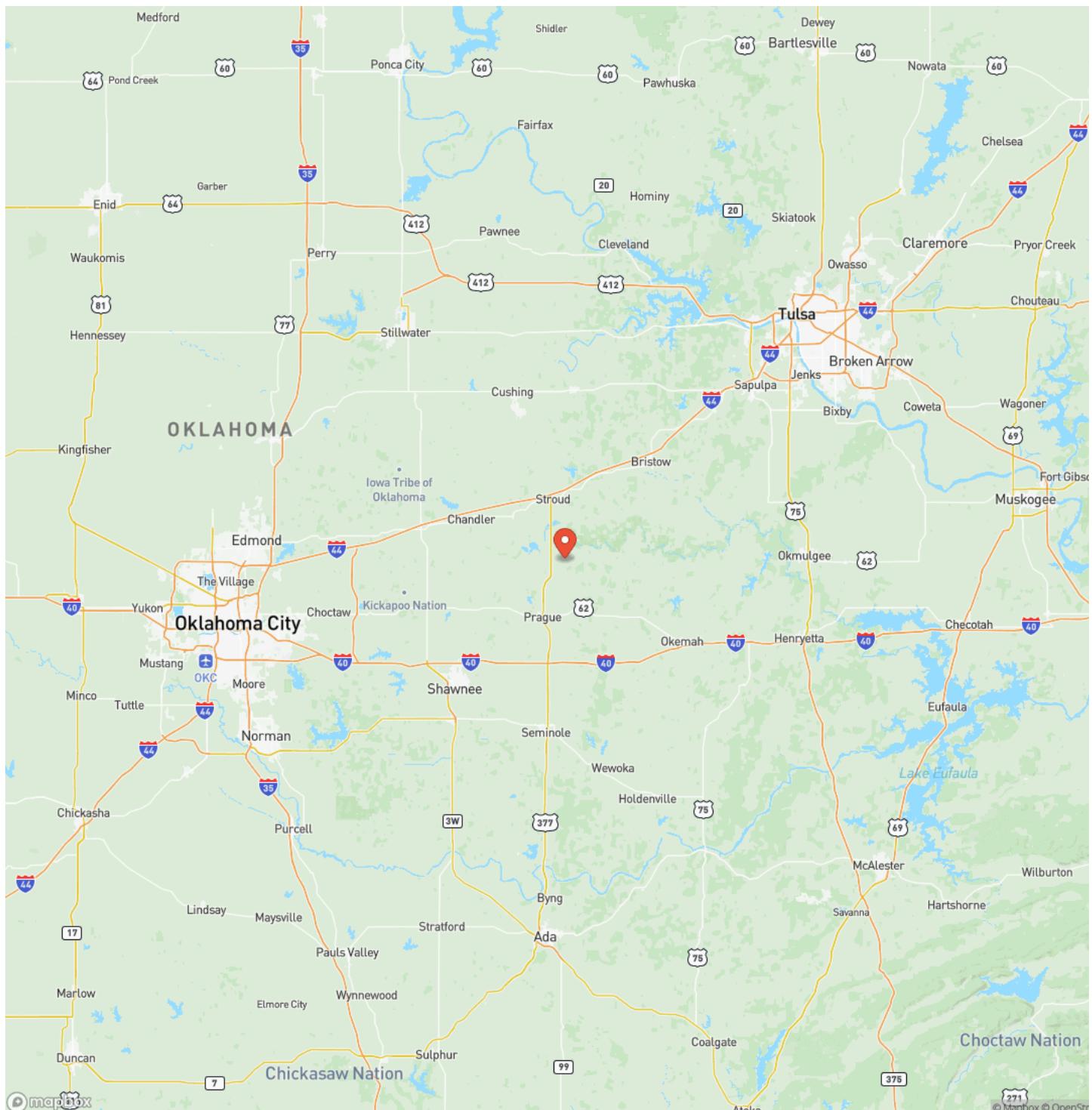
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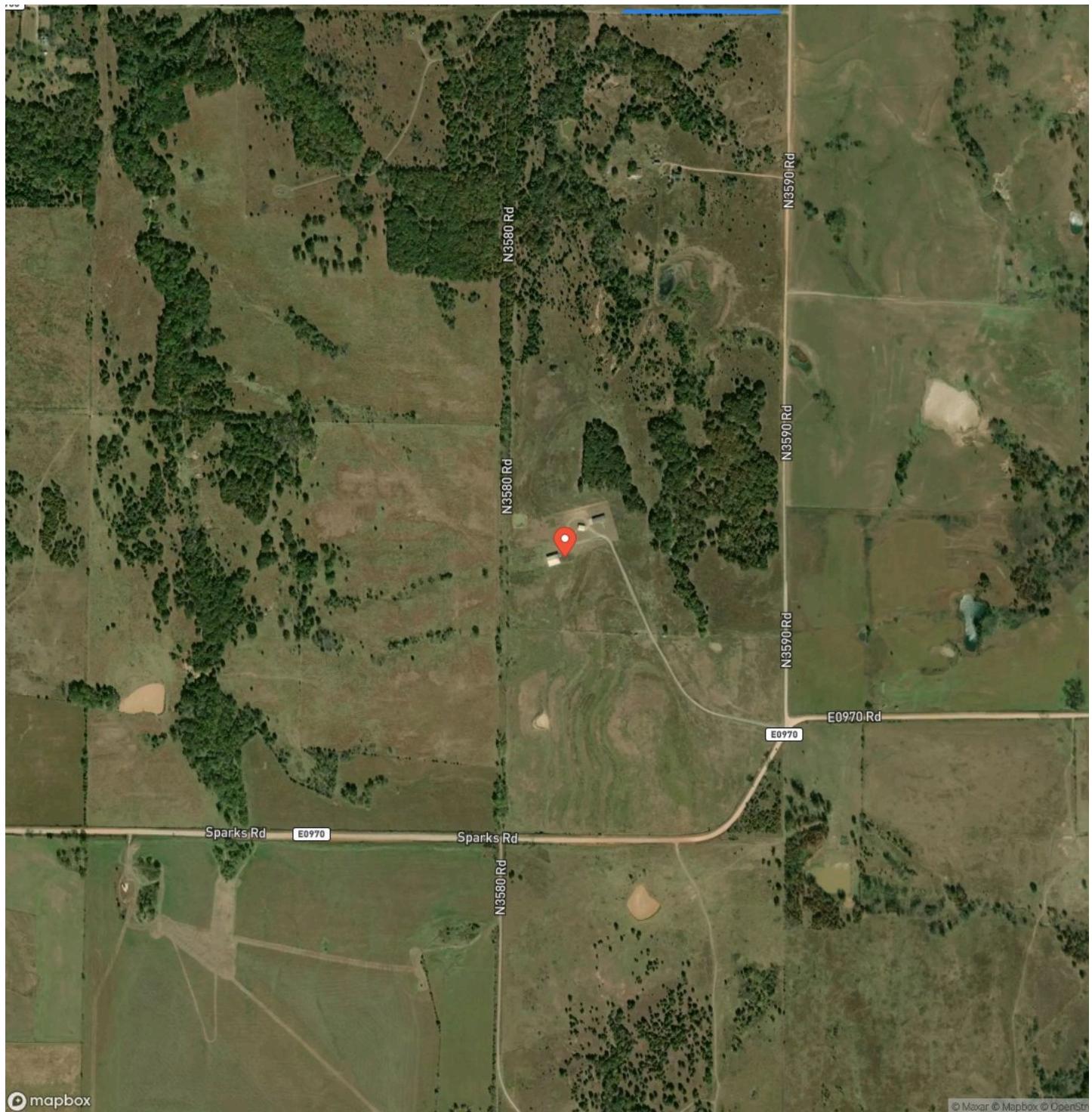
## Locator Map



## Locator Map



## Satellite Map



## Stroud Hunting Retreat Stroud, OK / Lincoln 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

## NOTES



**ARROWHEAD**  
LAND COMPANY

## **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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