

Tract 5 Shady Grove Ranch
5501 Shady Grove Rd
Wardville, OK 74576

\$1,120,000
160± Acres
Atoka County



Tract 5 Shady Grove Ranch
Wardville, OK / Atoka County

SUMMARY

Address

5501 Shady Grove Rd

City, State Zip

Wardville, OK 74576

County

Atoka County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Timberland, Single Family

Latitude / Longitude

34.5968 / -96.07035

Dwelling Square Feet

1,600

Bedrooms / Bathrooms

2 / 1

Acreage

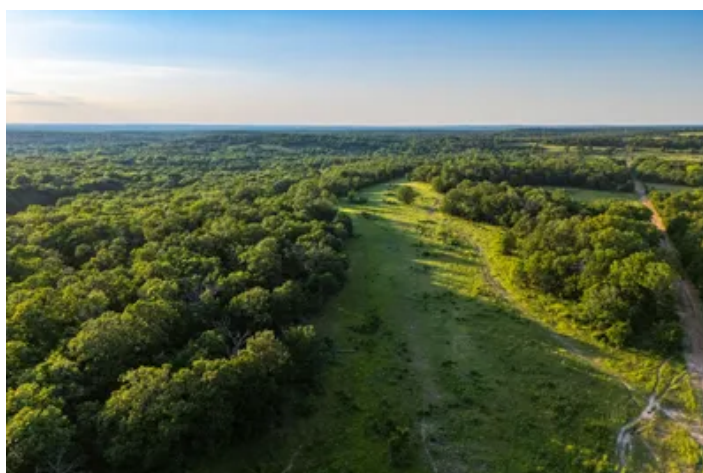
160

Price

\$1,120,000

Property Website

<https://arrowheadlandcompany.com/property/tract-5-shady-grove-ranch-atoka-oklahoma/100431/>



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PROPERTY DESCRIPTION

Welcome to Tract 5 of Shady Grove Ranch, a premier 160+/- acre hunting property located in Atoka County, Oklahoma! This tract is set up and ready to enjoy from day one, offering a well-developed hunting layout, comfortable lodging, and the kind of habitat that consistently produces quality wildlife. Improvements on the property make this a rare turn-key hunting retreat. The main lodge (40x40) is comfortable and well designed, featuring a beautiful kitchen with a large island, spacious living room, two bedrooms, and a luxurious bathroom. Covered front and back porches provide great spots to relax after a day in the woods and enjoy the peaceful setting. A second living quarters building (40x60) offers additional space for family, friends, or hunting guests. This building includes a kitchen, large open hangout area, three bedrooms, and a bathroom, along with a large covered outdoor gathering area and front porch that make it perfect for entertaining after sunset. Additional improvements include a shop with a loft that serves as extra living space, complete with a kitchen, bedroom, and bathroom, along with two additional shops for equipment and gear storage. These buildings provide plenty of room for ATVs, tractors, hunting equipment, and ranch tools. The property has a proven history of excellent deer hunting, with blinds and feeders already in place throughout the ranch. The mix of thick timber, open pockets, and diverse terrain creates ideal habitat and natural travel corridors for mature whitetails. Several open areas across the property would make excellent food plot locations, allowing the new owner to further enhance the hunting potential. In addition to deer, there is a healthy population of Eastern wild turkeys that frequent the property, making this a true multi-species hunting destination. The property features rolling ridges, strong topography, and a creek bottom, all working together to create prime wildlife habitat and natural pinch points for hunting. A well-maintained trail system runs throughout the ranch, making it easy to navigate the property by side-by-side or ATV and providing convenient access to hunting locations, ponds, and lodge areas. Two ponds on the property provide a reliable water source for wildlife. The ranch is fenced and accessed through a gated entrance, offering both privacy and security. Tract 5 at Shady Grove Ranch is a rare opportunity to own a fully set-up hunting property with lodging, infrastructure, and exceptional wildlife habitat in southeastern Oklahoma! Whether you're looking for a private hunting retreat, a family getaway, or a property ready to enjoy with friends, this ranch offers the complete package. The property is located 30+/- minutes from Atoka, 2 hours and 5+/- from Tulsa, and 2 hours and 25+/- minutes from Dallas. 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.

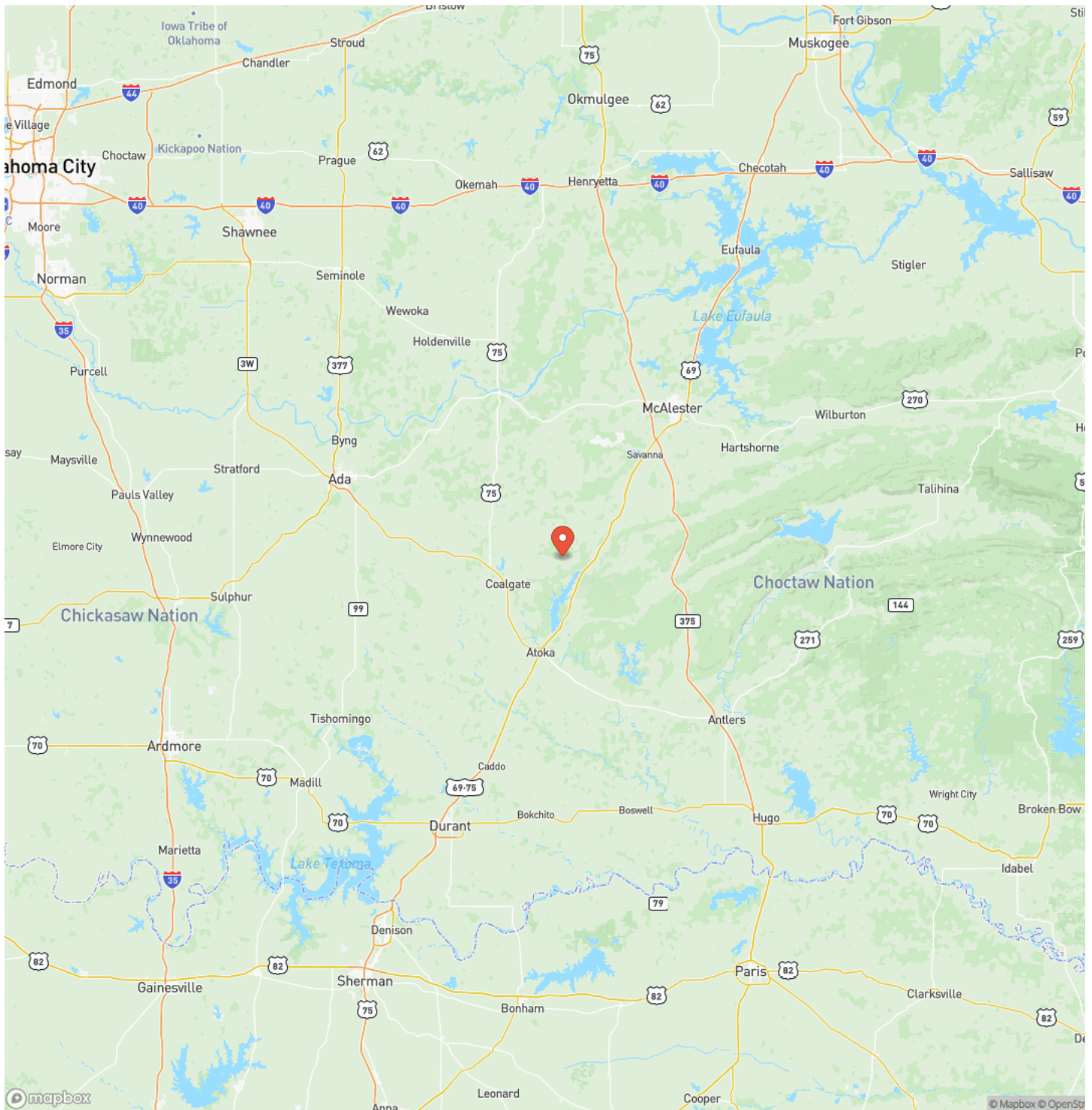
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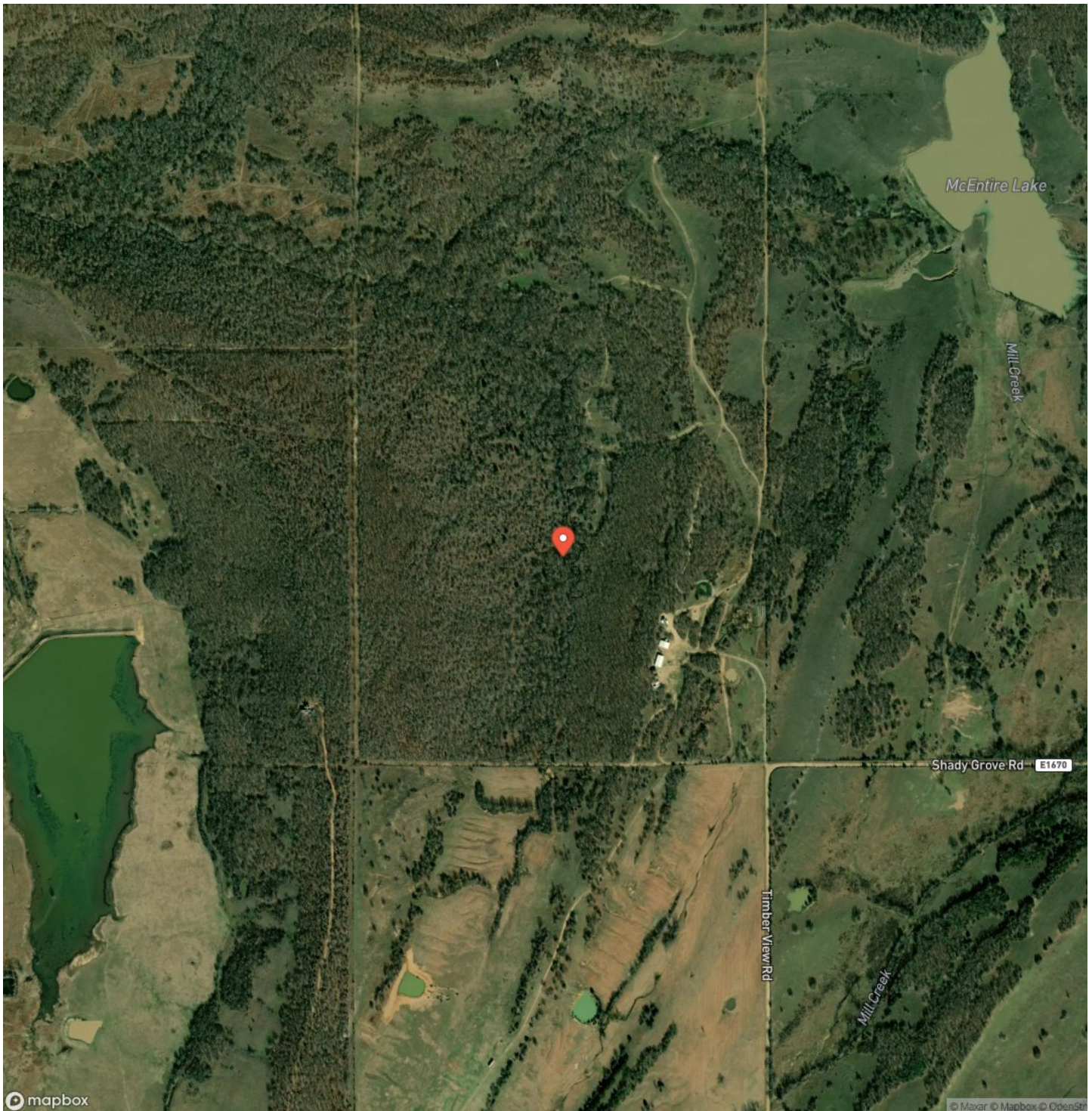
Locator Map



Locator Map



Satellite Map



**Tract 5 Shady Grove Ranch
Wardville, OK / Atoka 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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MORE INFO ONLINE:

<https://arrowheadlandcompany.com/>

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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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