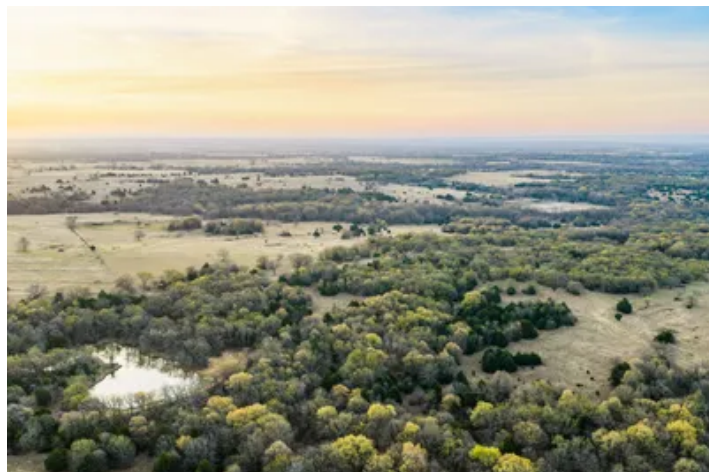


East Rock Creek Ranch
Haskell ST RD
Elmore City, OK 73433

\$364,000
70± Acres
Garvin County



East Rock Creek Ranch
Elmore City, OK / Garvin County

SUMMARY

Address

Haskell ST RD

City, State Zip

Elmore City, OK 73433

County

Garvin County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.6132 / -97.3863

Acreage

70

Price

\$364,000

Property Website

<https://arrowheadlandcompany.com/property/east-rock-creek-ranch/garvin/oklahoma/101766/>

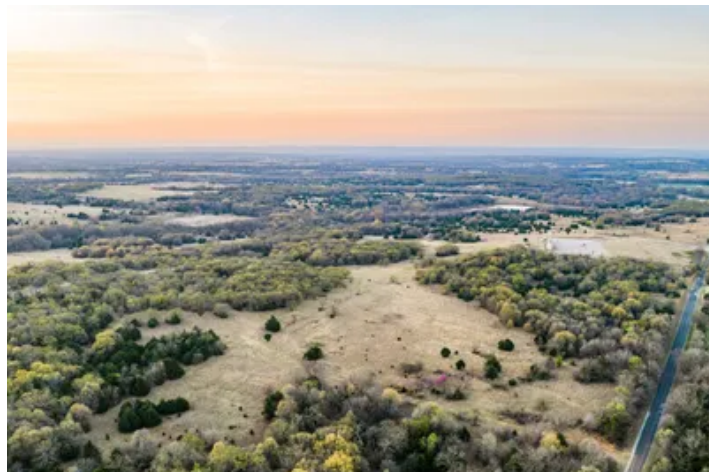


East Rock Creek Ranch Elmore City, OK / Garvin County

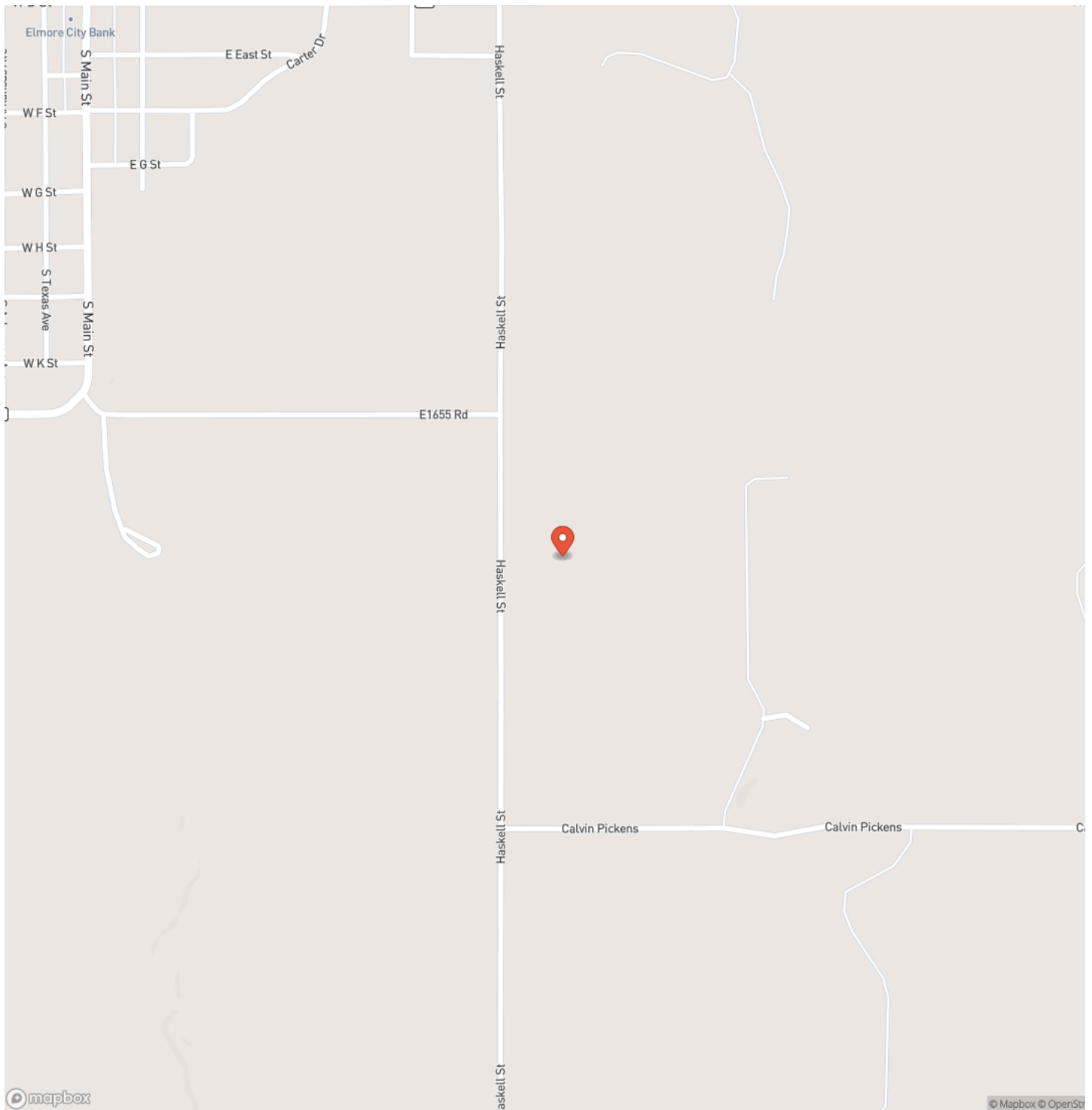
PROPERTY DESCRIPTION

Take a look at this 70 +/- acre tract, the east side of the Rock Creek Ranch in Garvin County, Oklahoma! The property features a mix of heavily wooded acreage along with open pasture providing you dual use whether you are looking for a recreational property or a place to run livestock. The land is rich with mature oak trees, providing an abundant acorn crop that draws and sustains a thriving deer population along with other native wildlife. A healthy mix of open areas, thick timber, and cedar cover creates excellent habitat, offering prime bedding and travel corridors for big Garvin County whitetails! Water is no issue here, with three ponds scattered across the property it ensures a consistent and reliable water source for wildlife year-round. Whether you're looking to hunt, explore, or simply enjoy the peace and quiet of nature, this property is ready to deliver! With paved road frontage, this tract also presents a fantastic opportunity for a potential future homesite. Whether you're searching for a premier recreational property, or a place to build in an excellent location, this Garvin County gem checks all the boxes! The property is conveniently located just 1± mile from Elmore City, 12± miles from Pauls Valley, 55± miles from Oklahoma City, and 125± miles from DFW, this property offers the ideal balance of rural enjoyment and easy access to major areas. 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.

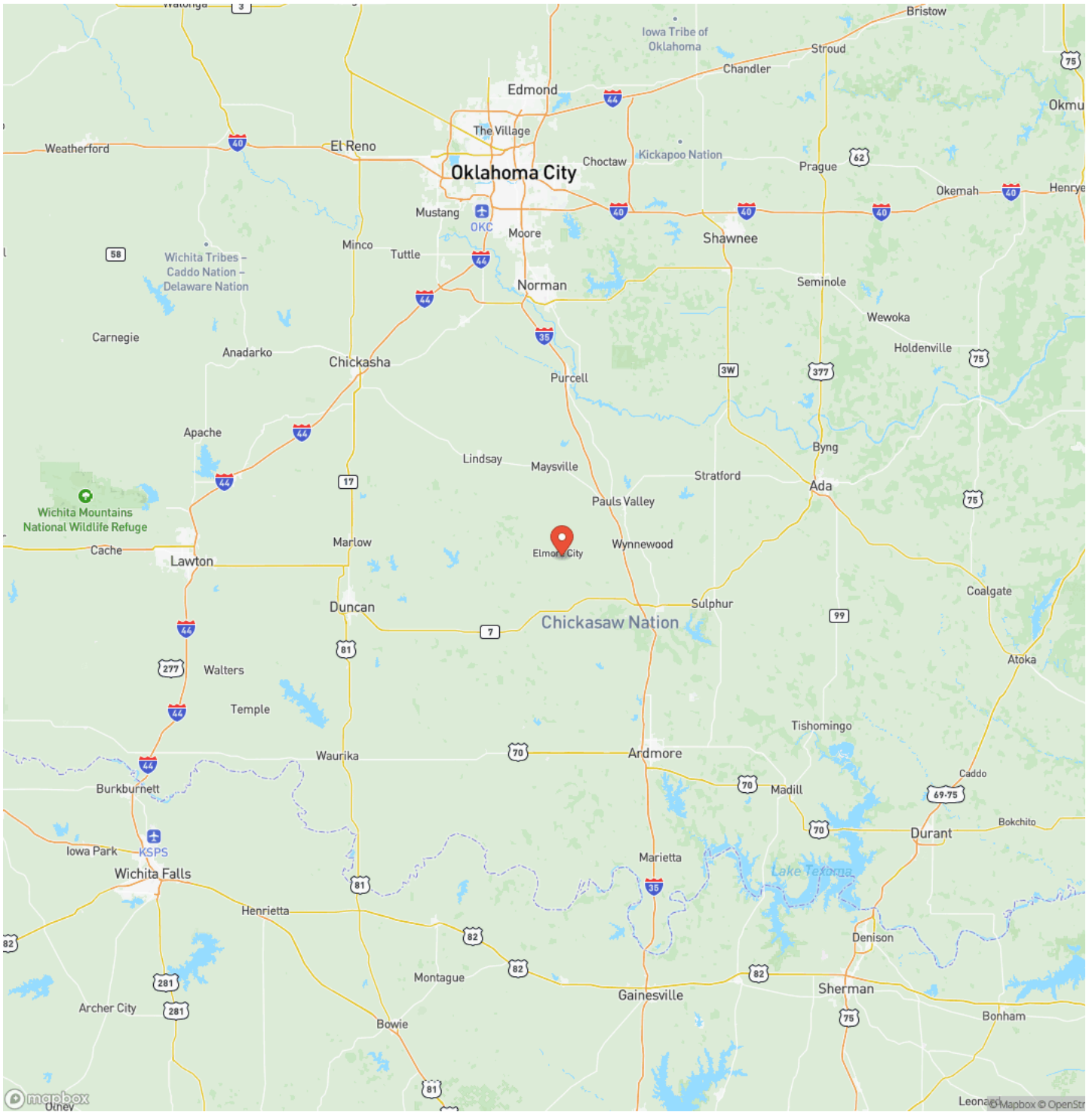
East Rock Creek Ranch
Elmore City, OK / Garvin County



Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

