

**Modern Country Homestead**  
17810 Harreld Rd  
Beggs, OK 74421

**\$220,000**  
2± Acres  
Okmulgee County



**Modern Country Homestead  
Beggs, OK / Okmulgee County**

**SUMMARY**

**Address**

17810 Harreld Rd null

**City, State Zip**

Beggs, OK 74421

**County**

Okmulgee County

**Type**

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

**Latitude / Longitude**

35.7539 / -95.8762

**Dwelling Square Feet**

1,568

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

2

**Price**

\$220,000

**Property Website**

<https://arrowheadlandcompany.com/property/modern-country-homestead/okmulgee/oklahoma/110862/>



## Modern Country Homestead Beggs, OK / Okmulgee County

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### **PROPERTY DESCRIPTION**

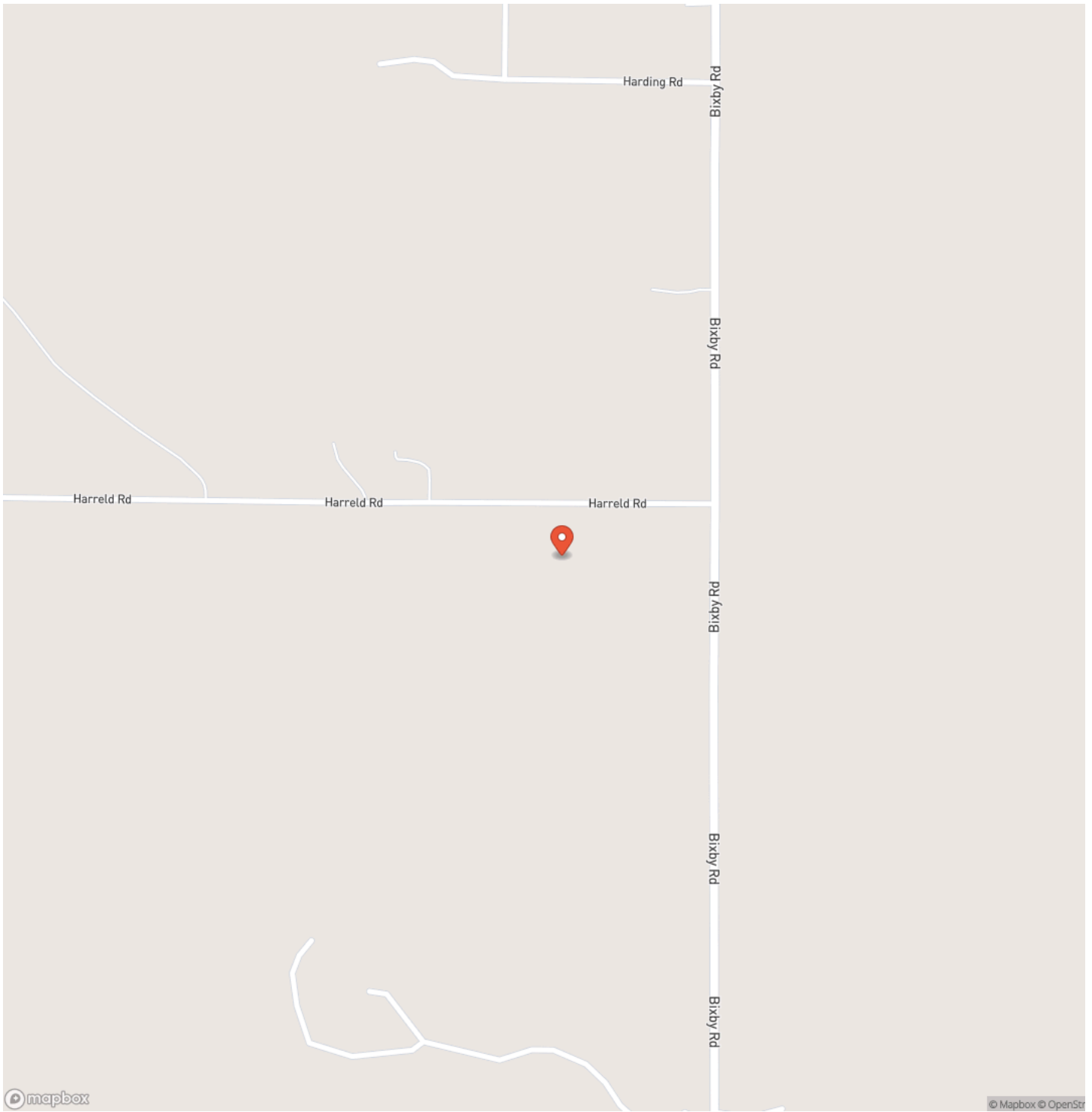
Welcome to ideal rural living and modern convenience with this beautiful 3-bedroom, 2-bath home built in 2021! Situated on 2 +/- acres in Okmulgee County, this well-maintained 1,568+/- square-foot home offers everything you need to enjoy the country lifestyle! The property is set up for both recreation and livestock, featuring a horse stall with separate fencing, a fenced backyard, chicken coop, and two storage sheds (12x10 and 12x20) providing ample space for equipment, tools, and hobbies. Nature lovers and outdoorsmen will appreciate the stocked pond located behind the home, filled with bass, catfish, and perch. The pond has maintained water since it was built and serves as a natural attraction for abundant wildlife, including deer, turkey, quail, dove, and coyotes. A food plot adjacent to the pond makes this property even more appealing for hunting and wildlife observation. Enjoy evenings around the dedicated fire pit area, taking in peaceful Oklahoma sunsets and the sounds of nature. Inside, the home offers comfortable living spaces and modern finishes, with the washer and dryer included in the sale. The property does have fiber optic internet. Additional items may also be available with an acceptable offer and negotiated separately. Whether you're looking for a homestead, hobby farm, hunting retreat, or simply a peaceful place to call home, this property offers a rare opportunity to enjoy the best of country living. The property is located 14+/- miles from Bixby, 38+/- miles from downtown Tulsa and 45+/- miles from Eufaula Lake State Park! 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.

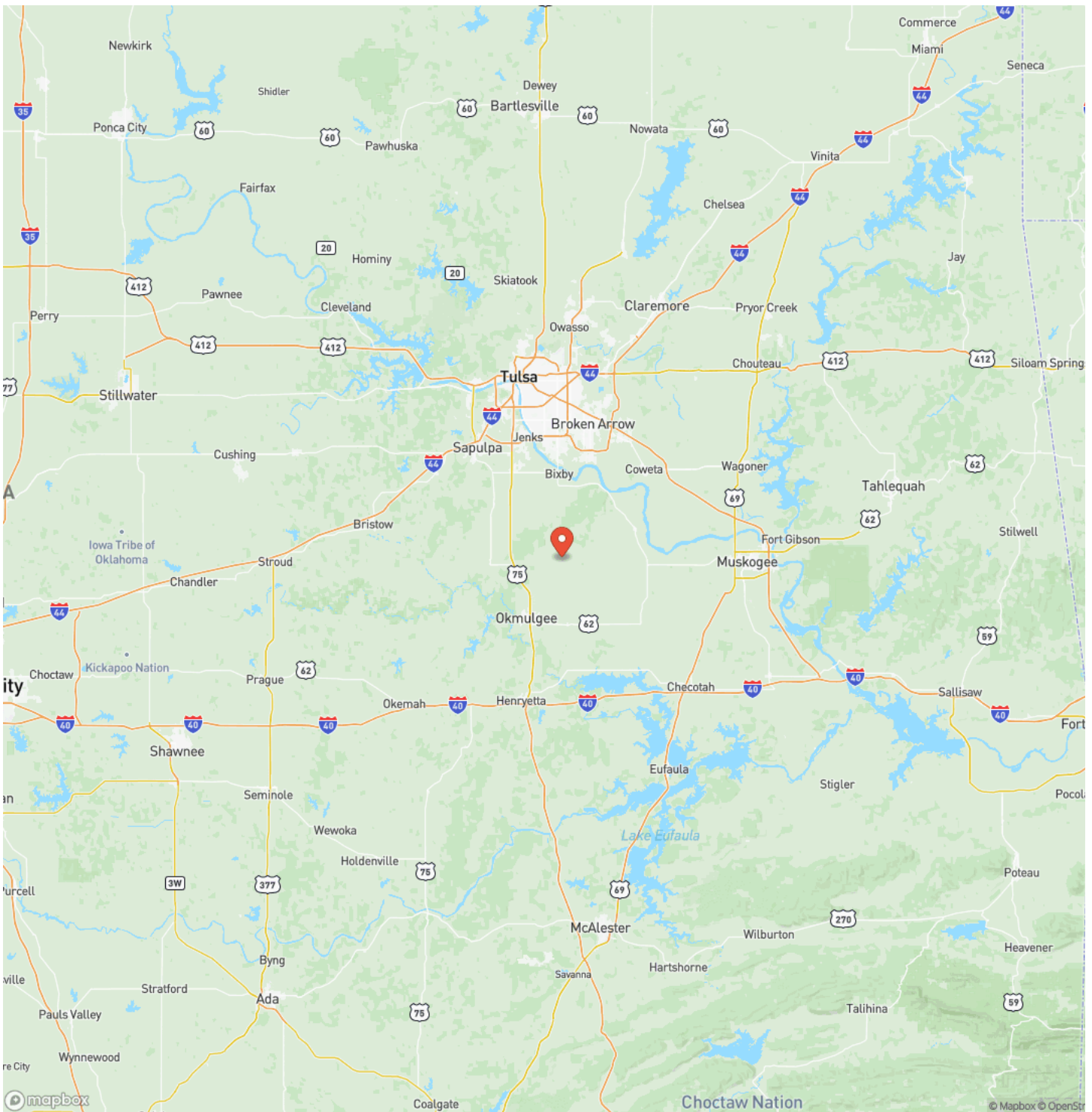
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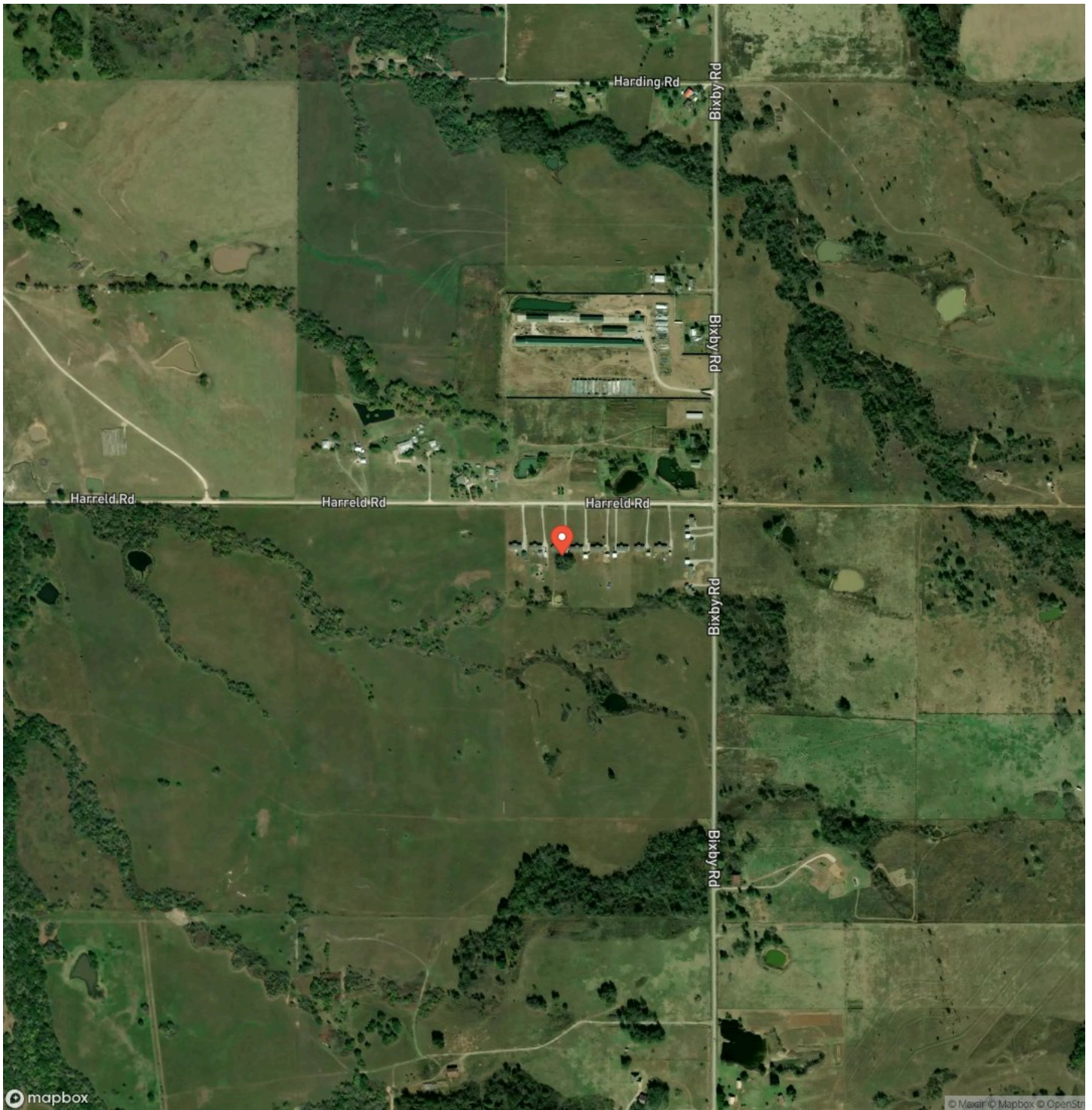
## Locator Map



# Locator Map



## Satellite Map







## **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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