

NCR Legacy Ranch
LEFTWICH ST
Boley, OK 74829

\$1,100,000
303± Acres
Okfuskee County



NCR Legacy Ranch
Boley, OK / Okfuskee County

SUMMARY

Address

LEFTWICH ST

City, State Zip

Boley, OK 74829

County

Okfuskee County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Riverfront

Latitude / Longitude

35.4588 / -96.4859

Acreage

303

Price

\$1,100,000

Property Website

<https://arrowheadlandcompany.com/property/ncr-legacy-ranch/okfuskee/oklahoma/102464/>



NCR Legacy Ranch Boley, OK / Okfuskee County

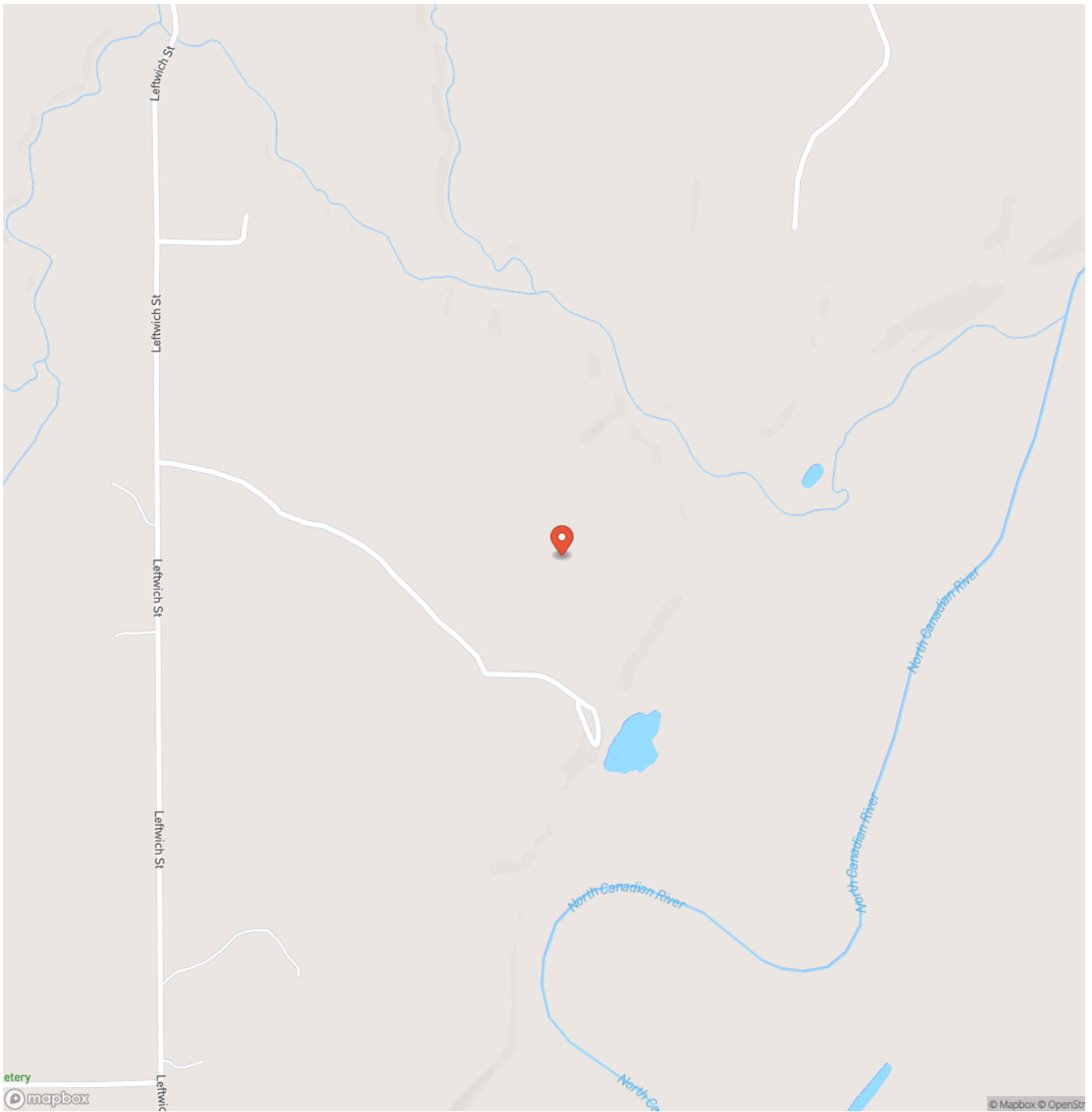
PROPERTY DESCRIPTION

PRICE REDUCED! Introducing the NCR Legacy Ranch, a 303 +/- acre riverfront hunting property in Okfuskee County that has an established history of phenomenal waterfowl and deer hunting. Positioned along the North Canadian River, this tract offers a diverse layout that is set up for both recreation and long-term enjoyment. A 20 +/- acre wetland anchors the property and provides excellent duck hunting throughout the season. Just off the main marsh, a smaller duck hole has been a consistent producer, offering another reliable setup for waterfowl hunts. With the way the ground and water features lay, there is also strong potential to further develop 20 +/- acres and expand the overall waterfowl habitat. The North Canadian River frontage adds another layer of opportunity. A cleared access path allows for easy boat entry, making it simple to fish, hunt, or just enjoy time along the river. The property is well-equipped for deer hunting, with established food plot locations already in place to help attract and hold deer. The mix of timber and openings creates natural movement corridors, and the property comes ready to hunt with 3 tower blinds, 4 ladder stands, and 9 feeders already set up. These improvements give you a head start going into the season. A well-maintained trail system runs throughout the property, allowing easy access to the wetland, deer hunting setups, and timber. The tract is accessible by gravel road, offering convenience without sacrificing privacy. For those looking to build, a cleared slab is already in place for a future lodge or home. Whether you are planning to establish a hunting camp or a permanent setup, the groundwork has been started. A connex box on the property provides secure storage for equipment and gear. Located just 5 +/- minutes from Boley, 15 +/- minutes from Prague and Okemah, and 45 +/- minutes from Shawnee, the property offers a great balance of seclusion and accessibility. The listing agent is related to the seller and the seller is a licensed real estate agent. All showings are by appointment only. For more information or to schedule a private showing, 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.

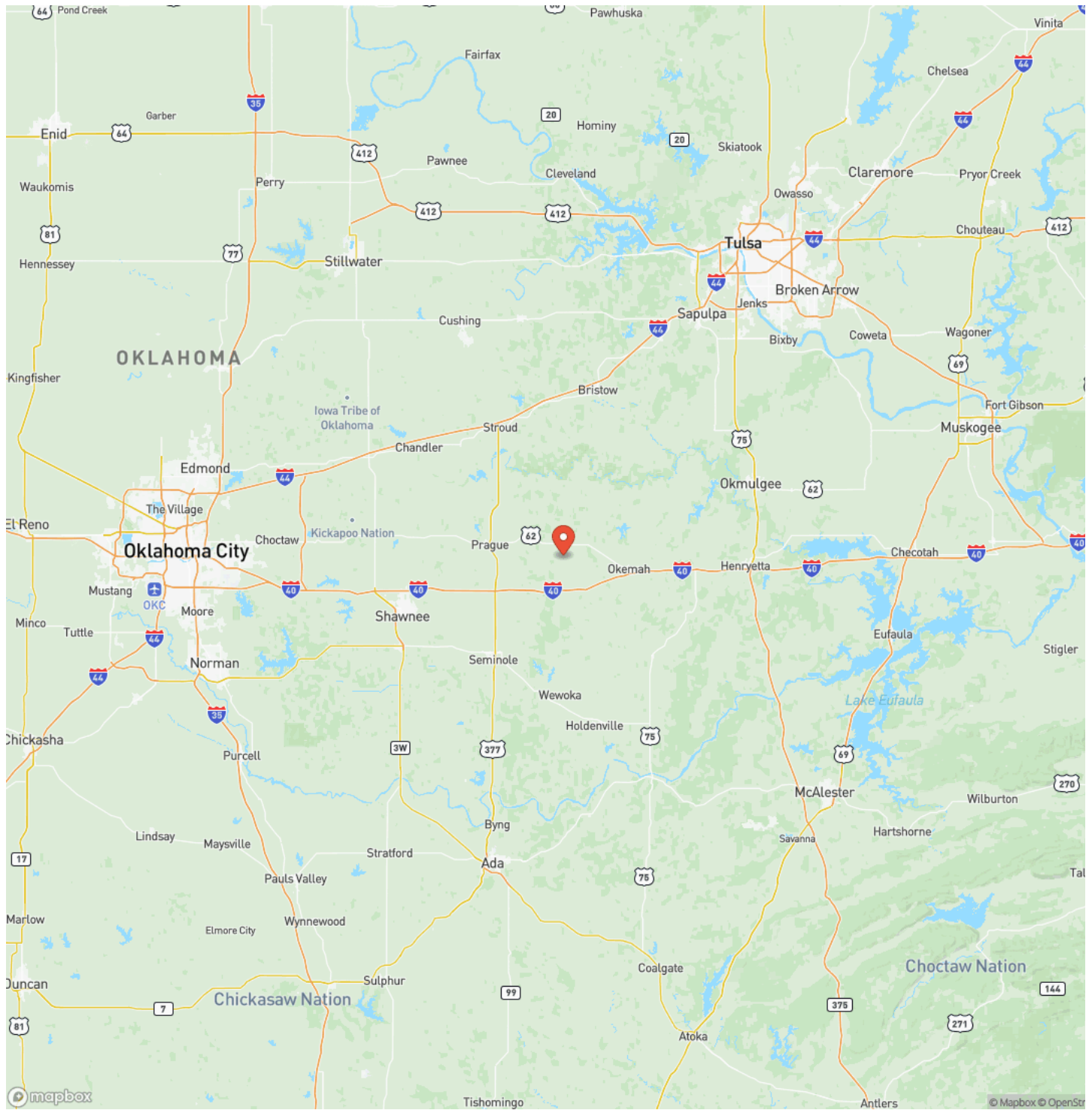
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Boley, OK / Okfuskee County**



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.

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