

**Persimmon Meadow Ranch**  
0000 EW 134 Rd  
Wolf, OK 74867

**\$250,000**  
100± Acres  
Seminole County



**Persimmon Meadow Ranch  
Wolf, OK / Seminole County**

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**SUMMARY**

**Address**

0000 EW 134 Rd

**City, State Zip**

Wolf, OK 74867

**County**

Seminole County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

35.0741 / -96.6379

**Acreage**

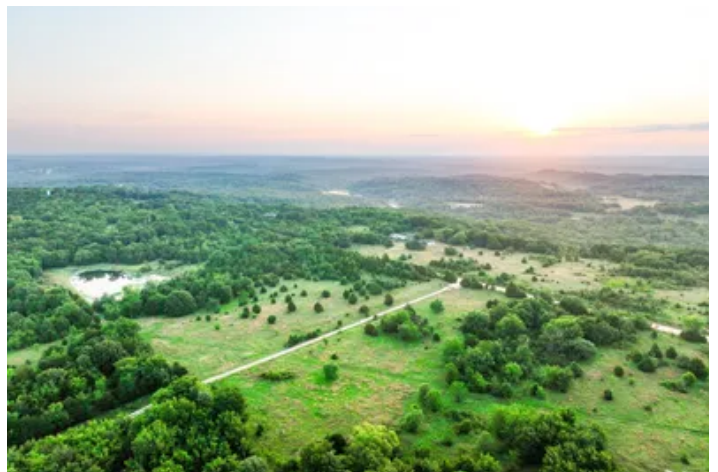
100

**Price**

\$250,000

**Property Website**

<https://arrowheadlandcompany.com/property/persimmon-meadow-ranch/seminole/oklahoma/108520/>



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### **PROPERTY DESCRIPTION**

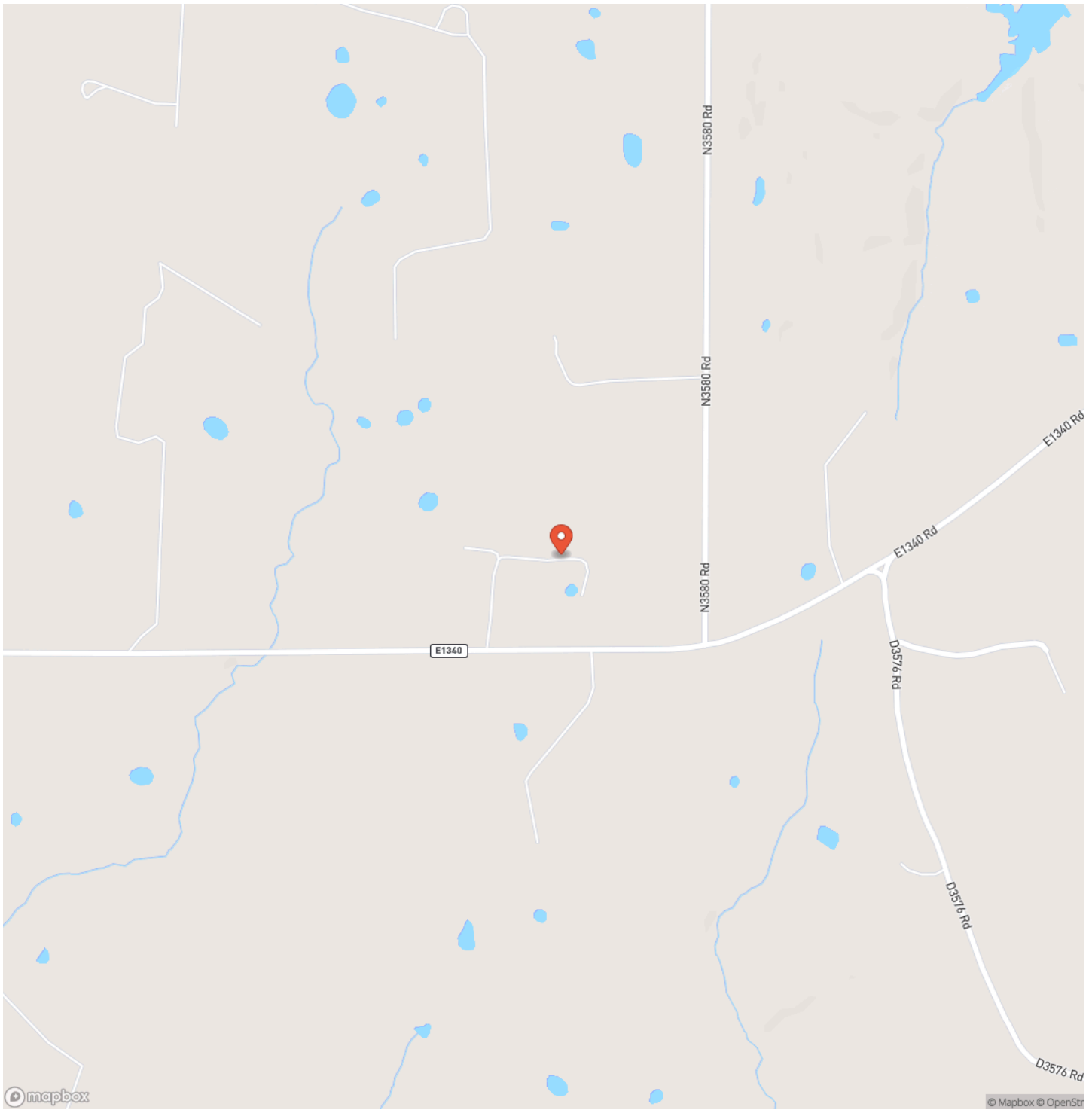
Introducing a 100+/- acre property in Seminole County, Oklahoma! This diverse tract features a beautiful mix of thick hardwood timber, scattered cedar trees, persimmon trees, and open grass meadows that create ideal wildlife habitat and scenic diversity throughout the property. The land is well-equipped for outdoor recreation, with two ponds and a wet weather creek providing year-round water sources for wildlife. One pond includes an established duck blind, making it ready for waterfowl hunting. A well-maintained network of roads traverses the property, allowing easy access to nearly every corner of the tract by truck, ATV, or UTV. Wildlife is abundant, with healthy populations of whitetail deer, turkey, and small game making this a premier hunting and recreational property. The combination of timber, native grasses, food sources, and water creates excellent habitat for a variety of species. Additional improvements include electric service already on-site, providing an excellent foundation for a future homesite, hunting cabin, or weekend retreat. The property offers road frontage from two sides and features three gated entrances, providing convenient access and flexibility for multiple uses. An adjacent 120+/- acre tract is available simultaneously, giving the right buyer the rare opportunity to assemble a 220+/- acre contiguous block in one transaction. Larger acreage means larger home ranges, less hunting pressure per acre, and the kind of big-woods feel that's increasingly hard to find in Seminole County. Whether you're looking for a premier hunting property, recreational getaway, or investment tract with excellent access and utilities, this 100+/- acre Seminole County property offers of habitat diversity and accessibility. The property is located 13+/- miles from Seminole, 24+/- miles from Ada and 31+/- miles from Shawnee! 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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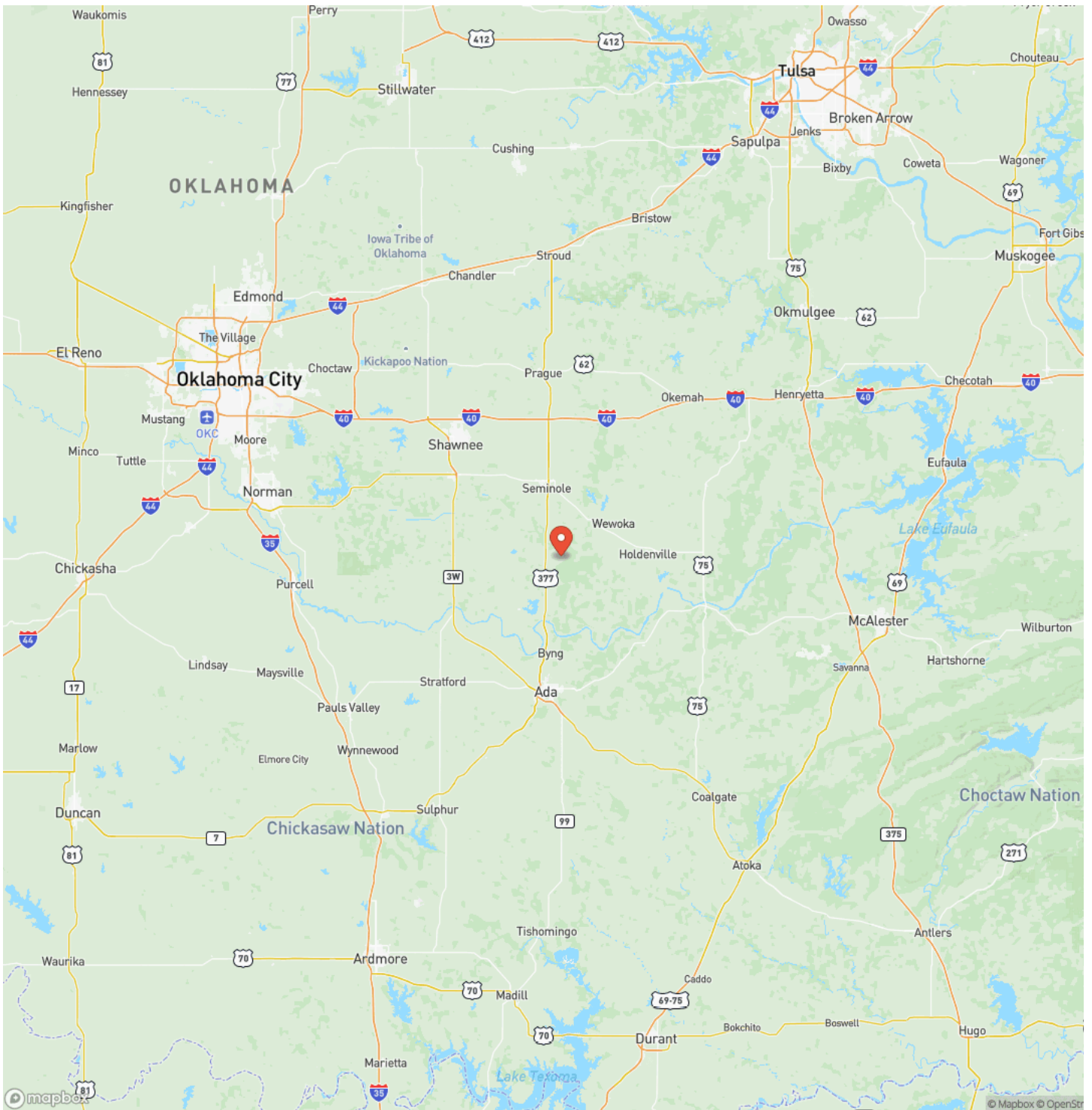
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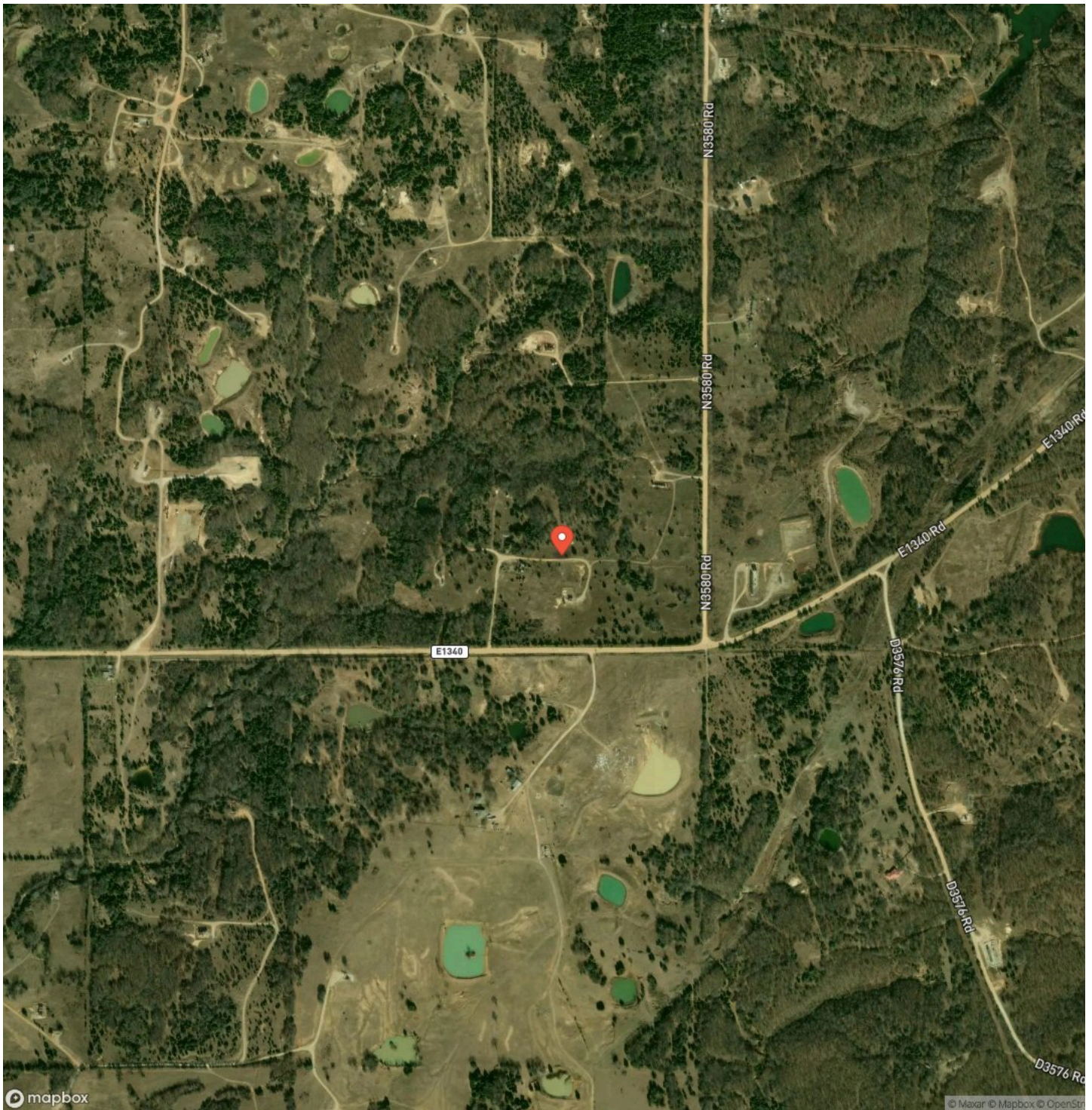
## Locator Map



# 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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