Six Waters Rec Farm
0000 N3570 Rd
Wolf, OK 74867

$300,000
120± Acres
Seminole County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
0000 N3570 Rd

City, State Zip
Wolf, OK 74867

County
Seminole County

Type
Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude
35.0817 / -96.6492

Acreage
120

Price
$300,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Take a look at this outstanding 120+/- acre tract in Seminole County, delivering six ponds and a wet weather creek across a beautifully diverse landscape of native hardwood timber, open grass meadows, and scattered cedar and persimmon trees. For the buyer who demands serious wildlife habitat and the infrastructure to enjoy it, this land delivers on every front. Six ponds distributed across 120+/- acres means reliable water is never far from any corner of the property. Whether you're locating stands, planning food plots, or simply managing a healthy whitetail herd, that kind of water distribution is a true competitive advantage. A wet weather creek further enriches the property, carving natural travel corridors through the timber that deer and turkey have been using for years. The timber composition is exactly what Oklahoma hunting land should look like; dense stands of mature hardwoods underplanted with native cedars and persimmon trees. Come fall, the persimmon drop alone will concentrate deer like few food sources can. Interspersed grass meadows open the canopy in key areas, creating natural staging zones perfect for late-evening hunting and observation. Electric service already on site, this property is ready for a cabin, hunting lodge, or permanent camp the day you close. An adjacent 100+/- acre tract is available simultaneously, giving the right buyer the rare opportunity to assemble a 220+/- acre property 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. 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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

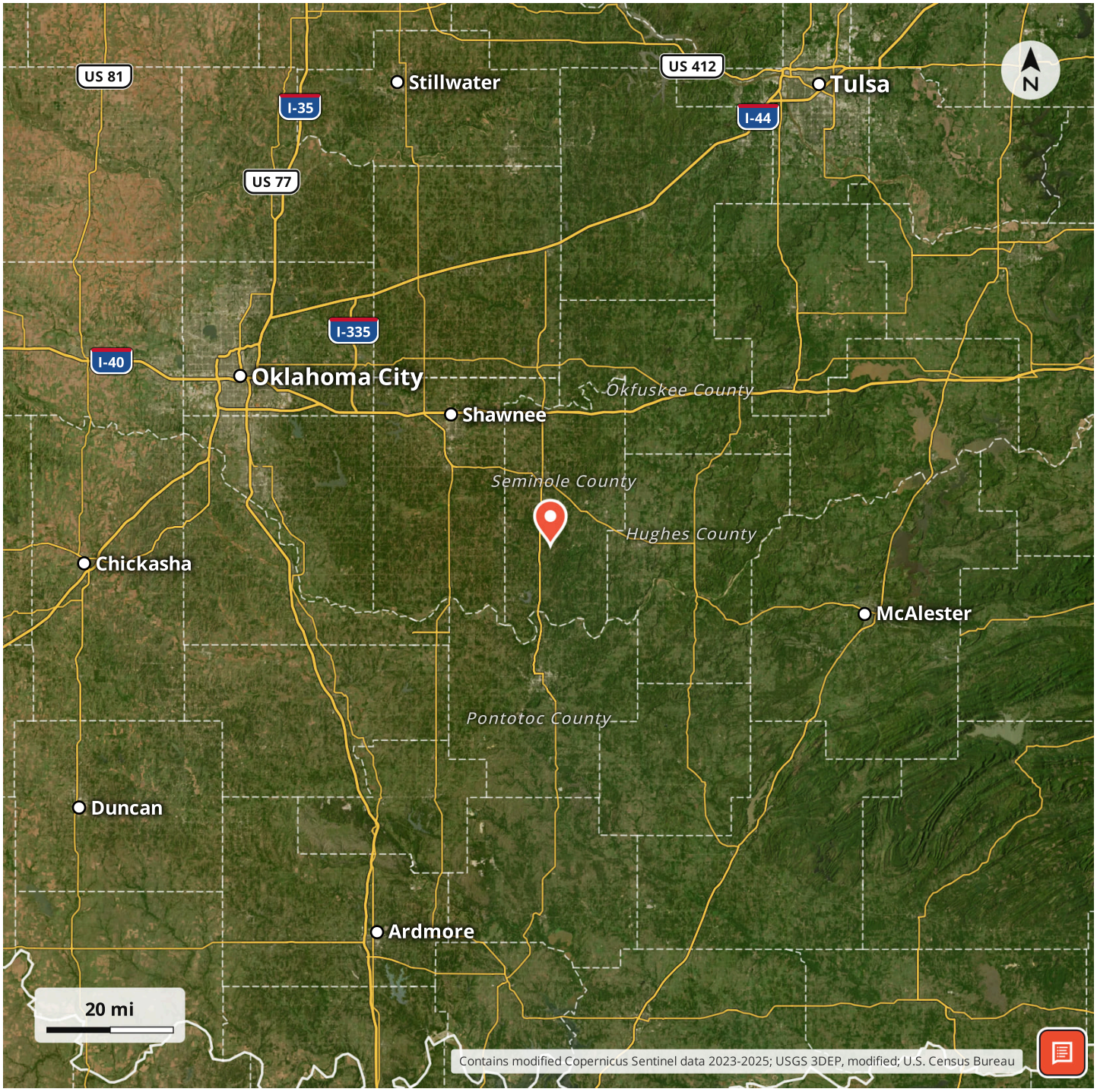
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



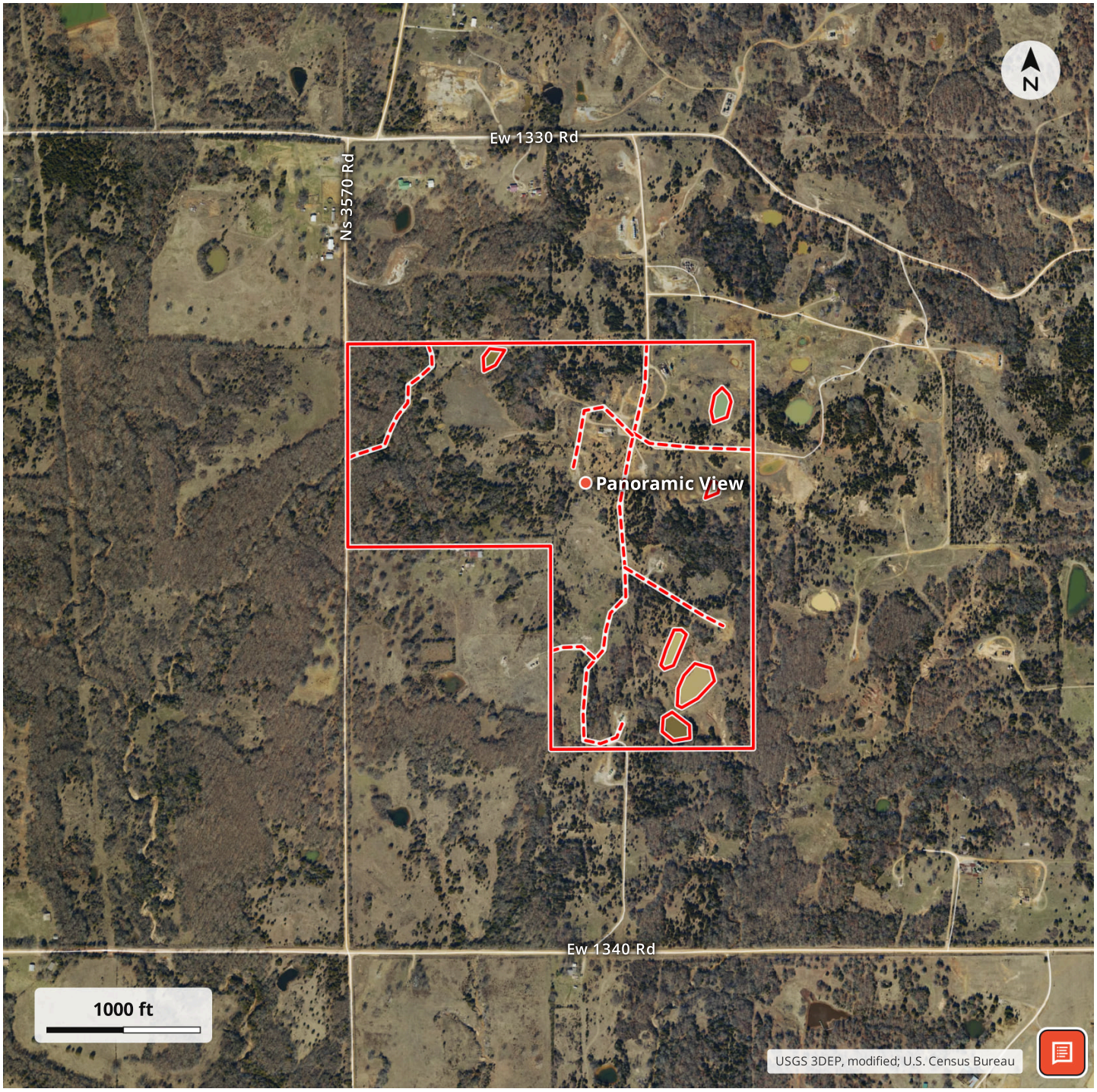




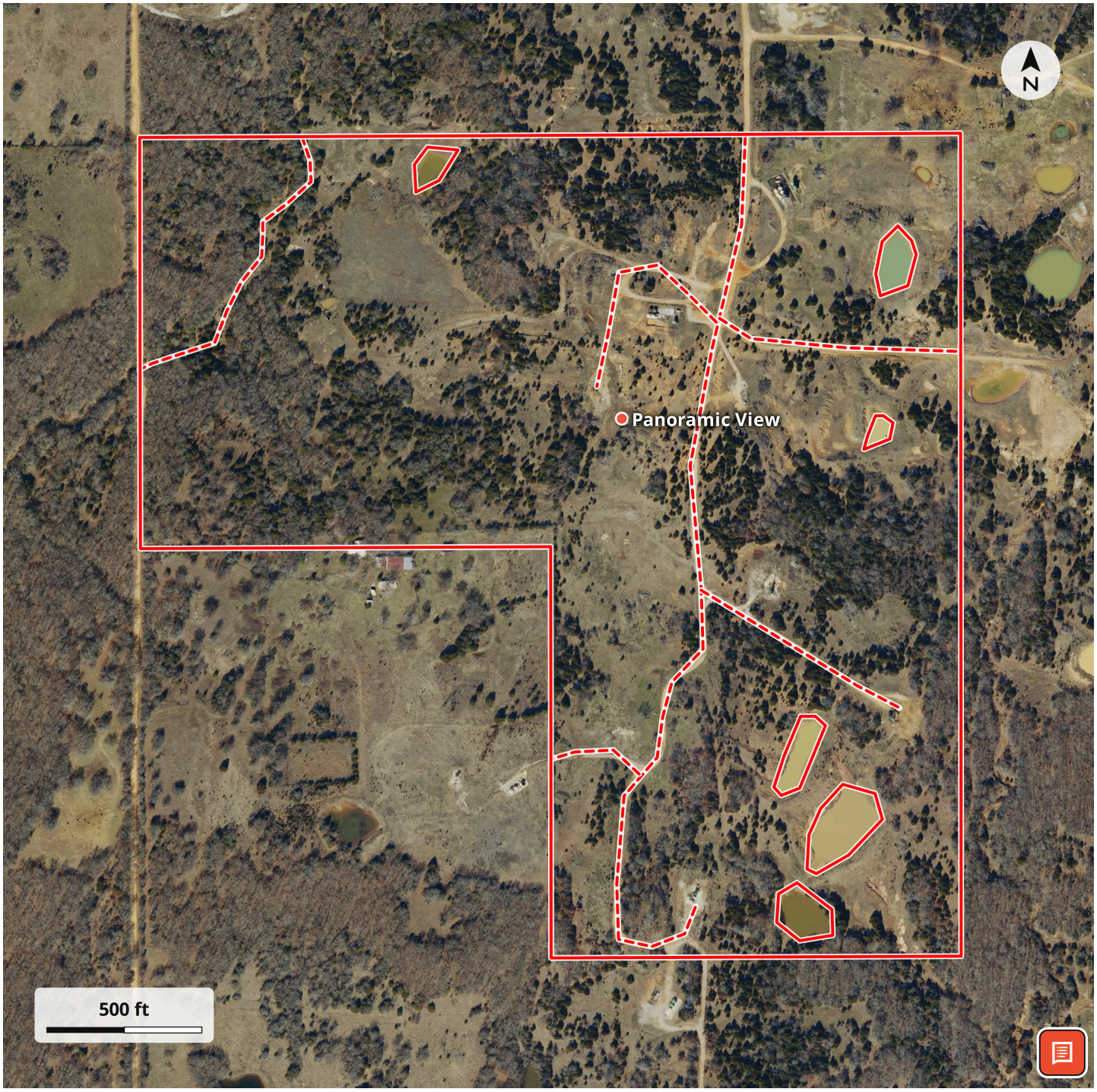

Regional Map



Locator Map


N
Ew 1330 Rd
Ns 3570 Rd
Panoramic View
Ew 1340 Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Owen Bellis

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City / State / Zip
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