Magnolia Creek Recreational Farm
0000 NS 3570 Rd
Seminole, OK 74868

$80,000
25± Acres
Seminole County

SUMMARY

Address
0000 NS 3570 Rd

City, State Zip
Seminole, OK 74868

County
Seminole County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
35.2225 / -96.6542

Acreage
25

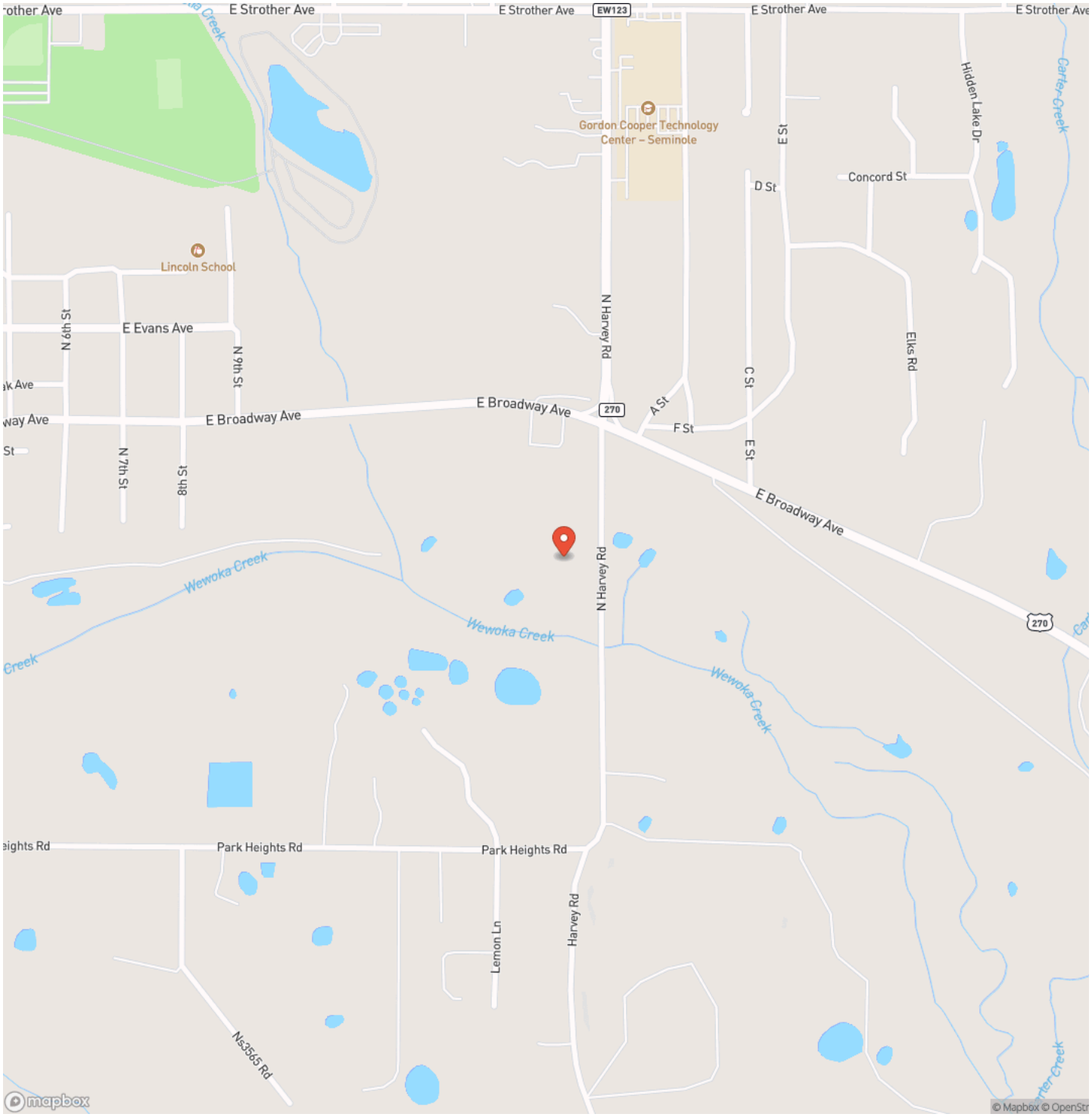
Price
$80,000

Property Website
https://arrowheadlandcompany.com/property/magnolia-creek-recreational-farm-seminole-oklahoma/108572/

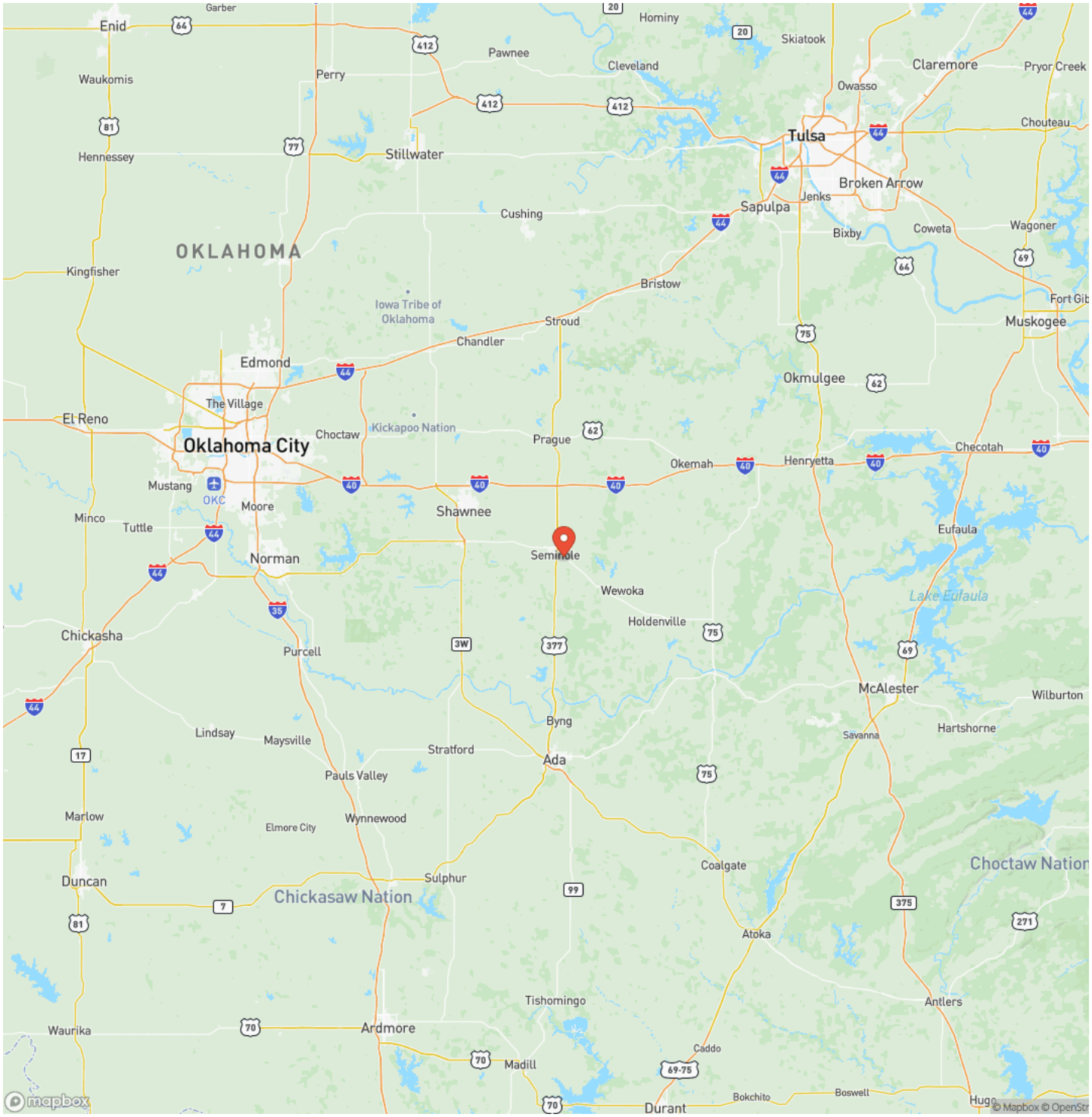
PROPERTY DESCRIPTION

Introducing the Magnolia Creek Recreational Farm, 25 +/- acres located in Seminole County, Oklahoma, sitting just inside the city limits of Seminole, Oklahoma! With direct paved road frontage just off Highway 270, you're minutes from every amenity the town has to offer; yet the moment you pass through that gated entrance, the outside world disappears behind a canopy of mature timber. The property is predominantly wooded, giving it a true back-country feel that's rare to find this close to town. A two-track road winds through the property, opening up the land and making it relatively simple to explore every acre on foot, by ATV, or on horseback. Whether you're envisioning a private homesite tucked into the trees, a weekend hunting retreat, or a long-term land investment, this property delivers. Water is one of this property's standout features! Magnolia Creek runs along the back side of the tract, providing a natural boundary and a living, breathing wildlife corridor that pulls deer, and small game through the property year-round. Two small ponds add additional water sources and quiet spots to sit and watch the woods come alive at dusk. For anyone with an eye toward building, this property is as turn-key-ready as raw land gets. Electric and water utilities are nearby providing the possibility of putting a cabin, barndominium, or permanent homesite well within reach without the cost and headache of bringing services in from a distance. The gated entrance off the paved road keeps things private and secure, while the Highway 270 proximity means you're never far from town when you need to make a trip in. Tracts this close to city services with this much character: creek frontage, mature timber, and established water; simply don't come available often. The property is located 18+/- miles from Holdenville, 20+/- miles from Shawnee and 33+/- from Ada. 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 . 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.

Locator Map


E Strother Ave
E Strother Ave
EW123
E Strother Ave
E Strother Ave
Gordon Cooper Technology Center – Seminole
Hidden Lake Dr
Carter Creek
E St
D St
Concord St
Lincoln School
N 6th St
E Evans Ave
N 9th St
N Harvey Rd
Elks Rd
C St
E Broadway Ave
E Broadway Ave
270
A St
F St
E St
E Broadway Ave
N 7th St
8th St
Wewoka Creek
Wewoka Creek
Wewoka Creek
Wewoka Creek
N Harvey Rd
270
Park Heights Rd
Park Heights Rd
Lemon Ln
Harvey Rd
N3565 Rd
mapbox
© Mapbox © OpenStr

Locator Map


Garber
Enid
Hominy
Skiatook
Claremore
Pryor Creek
Waukomis
Perry
Pawnee
Cleveland
Owasso
Chouteau
Hennessey
Stillwater
Tulsa
Broken Arrow
Jenks
Sapulpa
Cushing
Bixby
Coweta
Wagoner
OKLAHOMA
Kingfisher
Bristow
Iowa Tribe of Oklahoma
Stroud
Chandler
Muskogee
Edmond
Okmulgee
The Village
El Reno
Kickapoo Nation
Choctaw
Oklahoma City
Prague
Checotah
Okemah
Henryetta
Mustang
OKC
Moore
Shawnee
Minco
Tuttle
Eufaula
Seminole
Norman
Wewoka
Lake Eufaula
Holdenville
Chickasha
Purcell
McAlester
Wilburton
Byng
Hartshorne
Savanna
Lindsay
Maysville
Stratford
Ada
Pauls Valley
Marlow
Elmore City
Wynnewood
Coalgate
Choctaw Nation
Duncan
Sulphur
Chickasaw Nation
Atoka
Tishomingo
Antlers
Waurika
Ardmore
Caddo
Madill
Bokchito
Boswell
Durant
Hugo
mapbox
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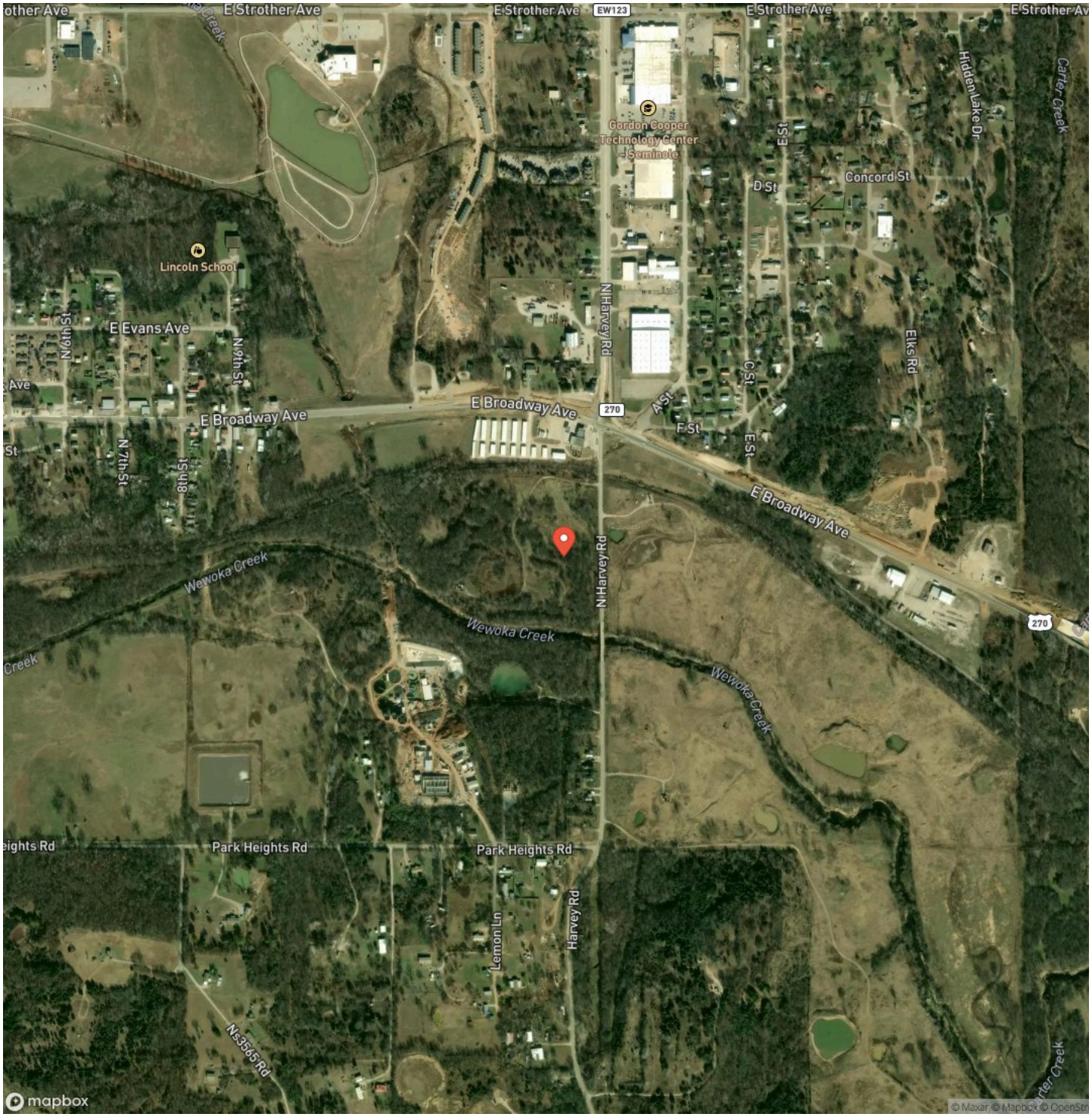
Satellite Map



LISTING REPRESENTATIVE

For more information contact:

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NOTES

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