

Tract 2 Shady Grove Ranch
TBD
Wardville, OK 74576

\$2,380,000
560± Acres
Atoka County



Tract 2 Shady Grove Ranch
Wardville, OK / Atoka County

SUMMARY

Address

TBD

City, State Zip

Wardville, OK 74576

County

Atoka County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.6131 / -96.066

Acreage

560

Price

\$2,380,000

Property Website

<https://arrowheadlandcompany.com/property/tract-2-shady-grove-ranch-atoka-oklahoma/100423/>



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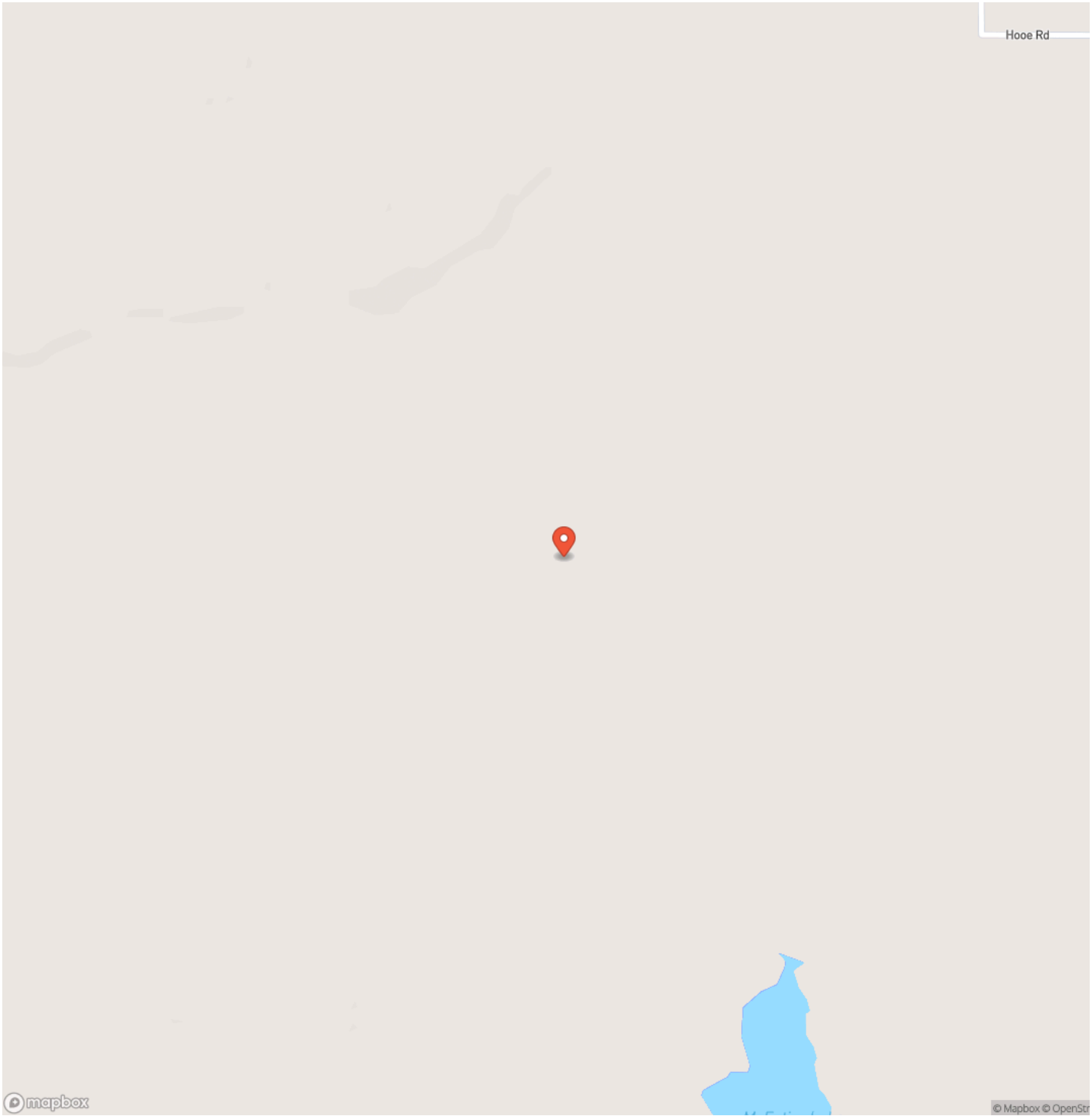
PROPERTY DESCRIPTION

Welcome to Tract 2 of Shady Grove Ranch, an impressive 560+/- acre hunting property located in Atoka County, Oklahoma! This large tract offers the scale, habitat diversity, and established hunting setup that serious outdoorsmen look for, making it a rare opportunity to own a premier recreational ranch in Southeastern Oklahoma. The property is dominated by mature timber, creating excellent cover and ideal habitat for wildlife. This region of Atoka County is well known for quality whitetail deer hunting, and the layout of the property provides outstanding travel corridors and bedding areas that help hold deer year-round. The tract is already set up with blinds and feeders, allowing hunters to step in and immediately enjoy the property. The ranch also supports a healthy population of Eastern wild turkeys, adding to the hunting opportunities. Throughout the ranch you will find a well-maintained trail system that makes navigating the property easy by side-by-side or ATV. There is a great mix of mature timber, creek bottom areas, and open pockets of native grasses that provide exceptional wildlife habitat. Several of these open areas are currently well suited for food plots, while others could be further enhanced or expanded to improve hunting opportunities. The native grasses also provide excellent bedding cover for deer and habitat for other wildlife. Water is another strong feature of this tract. The property includes multiple ponds scattered throughout the ranch, along with a creek bottom that holds water, providing reliable water sources that help attract and sustain wildlife across the property. One unique feature of this tract is a great camping area located near one of the ponds, creating the perfect spot to gather with friends and family after a day of hunting. A storage container is already in place for storing equipment and supplies, adding convenience for maintaining and using the property. The ranch also includes a dedicated shooting range, allowing owners and guests to sight in rifles and practice shooting. With its large acreage, mature timber, multiple water sources, established hunting setup, and recreational improvements, Tract 2 offers everything needed for a turn-key hunting and recreational ranch! Properties of this size with this type of habitat and hunting potential are becoming increasingly hard to find. The property is located 30+/- minutes from Atoka, 2 hours and 5+/- from Tulsa, and 2 hours and 25+/- minutes from Dallas. 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.

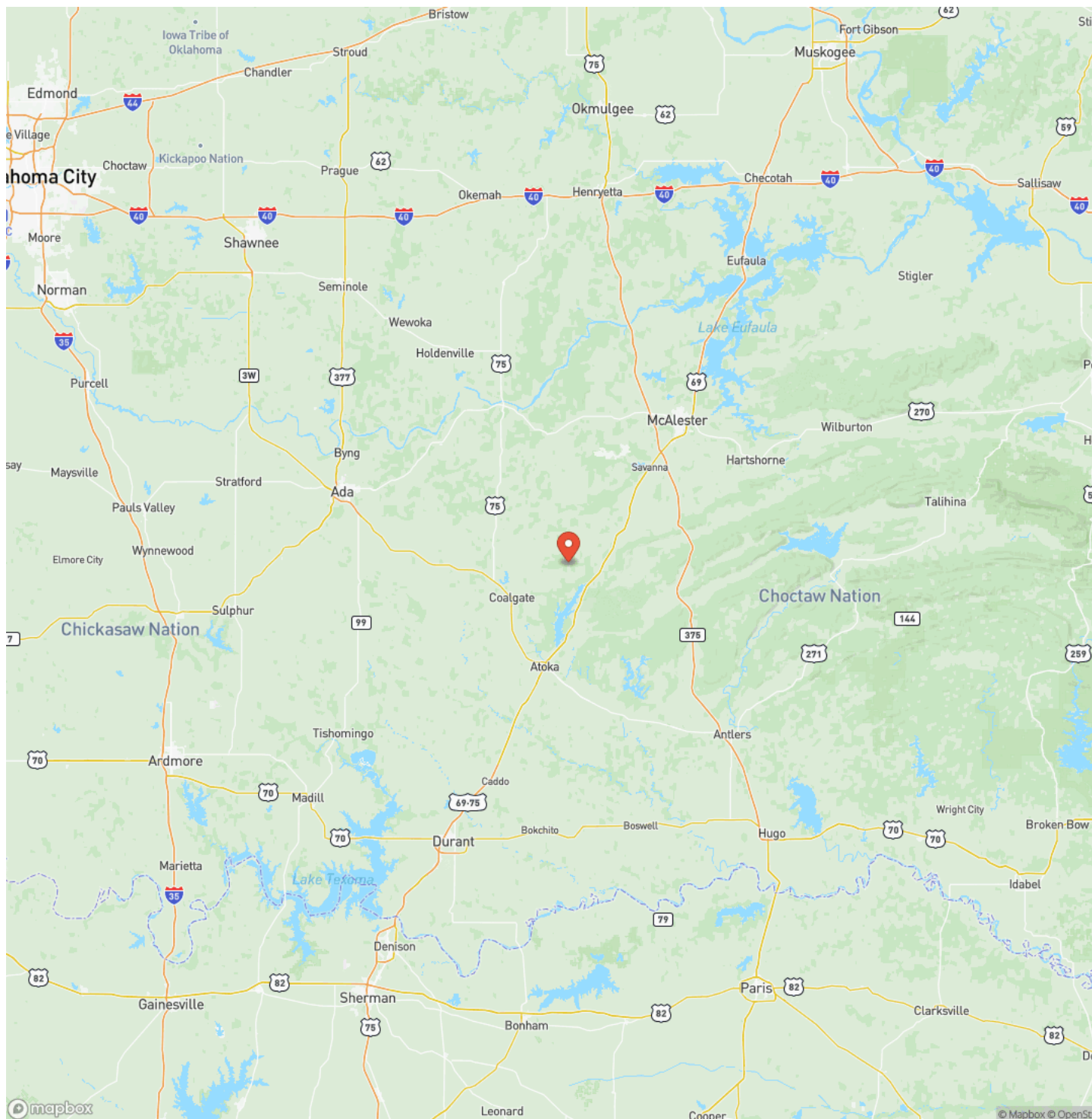
Tract 2 Shady Grove Ranch
Wardville, OK / Atoka County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

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City / State / Zip

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NOTES

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<https://arrowheadlandcompany.com/>

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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