Solo Cabin Hunting Retreat
E 1710 Rd
Elmore City, OK 73433

$205,000
40± Acres
Garvin County







SUMMARY

Address
E 1710 Rd

City, State Zip
Elmore City, OK 73433

County
Garvin County

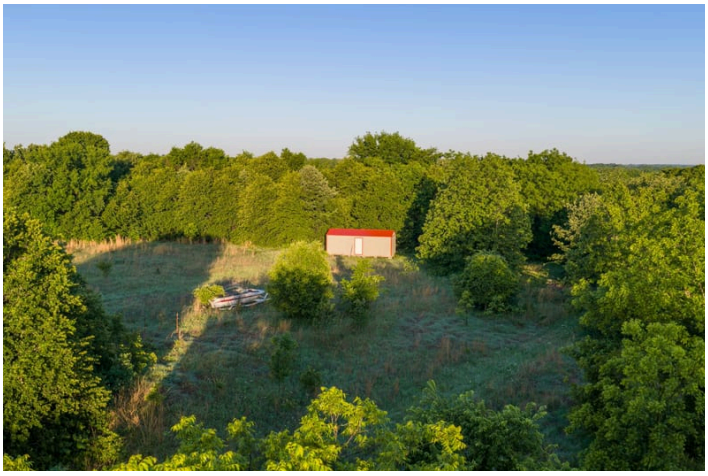
Type
Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude
34.5359 / -97.4167

Acreage
40

Price
$205,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Introducing the Solo Cabin Hunting Retreat, 40 +/- acres located in Garvin County, Oklahoma! This farm really stands out for someone looking for a great and affordable hunting property! This property sets up very well for multiple stand locations in a variety of different locations. The mixed timber and CRP fields allow the potential for multiple food plots as well. The thick timber allows for plenty of bedding and cover for deer and small game, making this property hold and home deer. Also helping attract deer is a pond in the northwest corner, providing a great water source. The topography is also a key feature of this property! The southeast corner has significant bluffs that could funnel deer or allow for a great blind location overlooking the property. Access to a hunting property is a huge deal; the farm has 1300 +/- feet of road frontage making it easy to access. With the road frontage, you also get the secluded and isolated feel you want out of a hunting property. Coupling all these recreational features, there is a 10x30 single room hunting cabin, making this property the perfect hunting camp or weekend getaway. While hunting and recreational activities make this property shine, it is also a great place for a potential homesite. It has water, electricity and septic already in place making it a great canvas for building your forever home! While the seclusion of the farm is attractive, it is also located close to amenities and local school districts. This property is located just 8 +/- miles from Ratliff City, 6 +/- miles from Elmore City, 15 +/- miles from Velma and 16 +/- miles from Wynnewood. If you are in the market for a great hunting property where you can set up camp, or looking for a forever homesite, this property presents the opportunity! 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 .

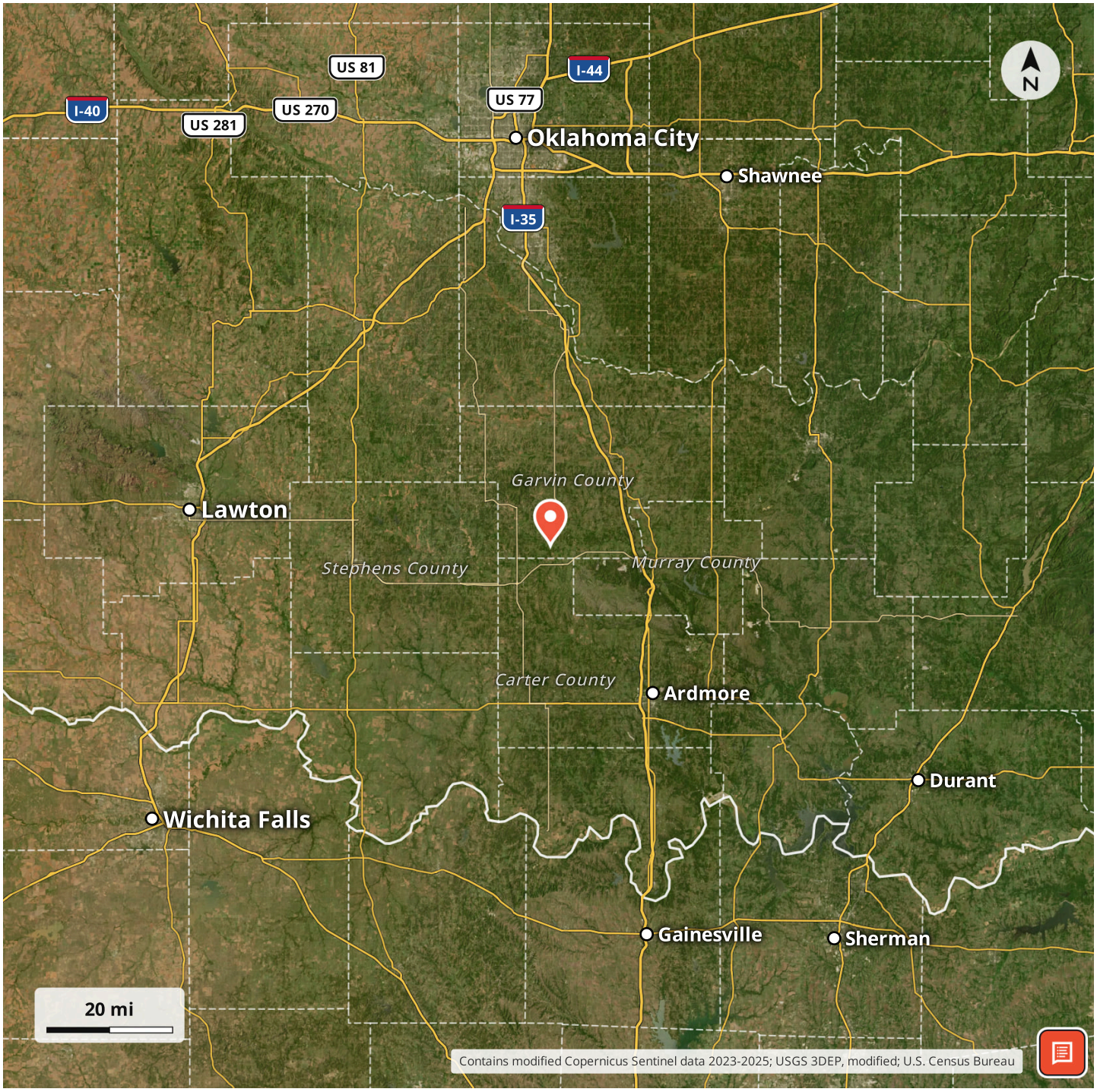
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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








Regional Map



Locator Map


N
E1710 Rd
N3130 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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DISCLAIMERS

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