

Rock Creek Ranch
Haskell ST RD
Elmore City, OK 73433

\$1,612,751
358.79± Acres
Garvin County



Rock Creek Ranch
Elmore City, OK / Garvin County

SUMMARY

Address

Haskell ST RD

City, State Zip

Elmore City, OK 73433

County

Garvin County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.6107 / -97.3902

Acreage

358.79

Price

\$1,612,751

Property Website

<https://arrowheadlandcompany.com/property/rock-creek-ranch/garvin/oklahoma/101761/>



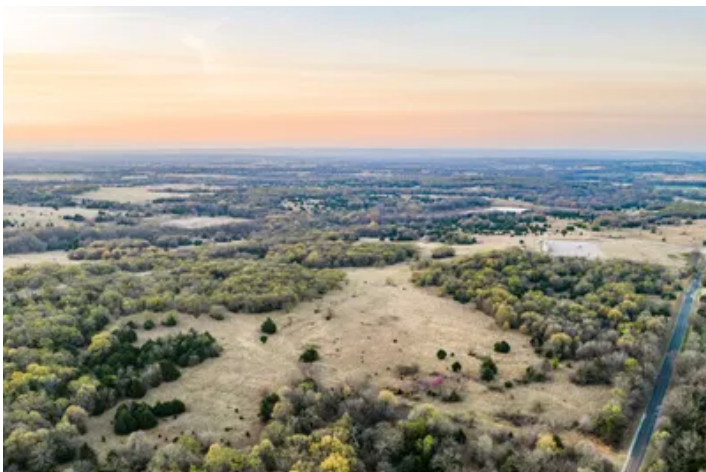
Rock Creek Ranch Elmore City, OK / Garvin County

PROPERTY DESCRIPTION

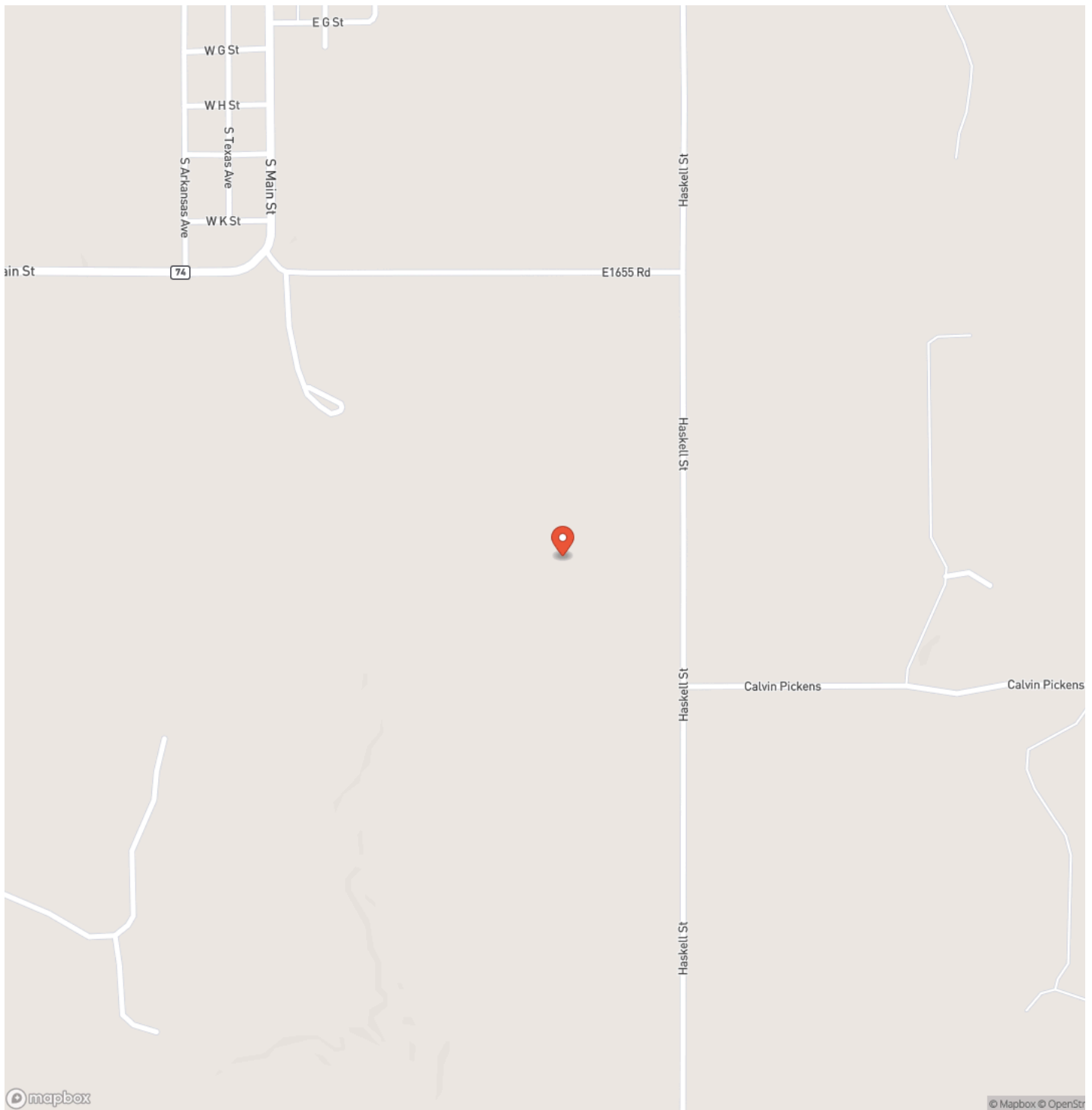
Introducing the Rock Creek Ranch, 358.79 +/- acre property located just 1 +/- mile from Elmore City in Garvin County, Oklahoma! This tract has everything one could want when it comes to a stellar recreational property! There is a great mix of mature hardwood timber, open areas, and thick cover throughout the ranch. Large oak trees are spread throughout the property, providing a strong acorn crop that helps attract and hold a healthy population of whitetail deer and other native wildlife. Rock Creek runs through the west side of the property, offering a consistent water source and creating natural travel corridors that make for excellent hunting opportunities! In addition, several ponds are located across the acreage, providing reliable water for wildlife year-round. There are over 700 +/- standing pecan trees that are scattered throughout this gorgeous ranch! The habitat on this property is really a major highlight! Established stands of switchgrass create ideal bedding areas for deer and excellent nesting cover for turkeys. Thick security cover is found throughout, helping wildlife feel protected and encouraging them to stay on the property allowing for deer to live and grow well. For turkey hunters, the property features big, mature timber that provides ideal roosting areas and supports a strong turkey population. This tract also offers great versatility for both rifle and bow hunting. This property features a combination of longer sightlines and tighter, well-defined travel corridors that set up well for different hunting styles. In addition to hunting, you are given the opportunity to run cattle as well! With paved road frontage, the property also provides multiple potential build sites for a home or cabin, allowing you to enjoy the land year-round without giving up convenience! Whether you're looking for a hunting property, recreational getaway, or a place to build and enjoy the outdoors, Rock Creek Ranch delivers as a well-rounded property with a lot to offer! The ranch is located 12± miles from Pauls Valley, 55± miles from Oklahoma City, and 125± miles from the Dallas-Fort Worth metroplex, offering quick access to nearby amenities and larger cities. 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.

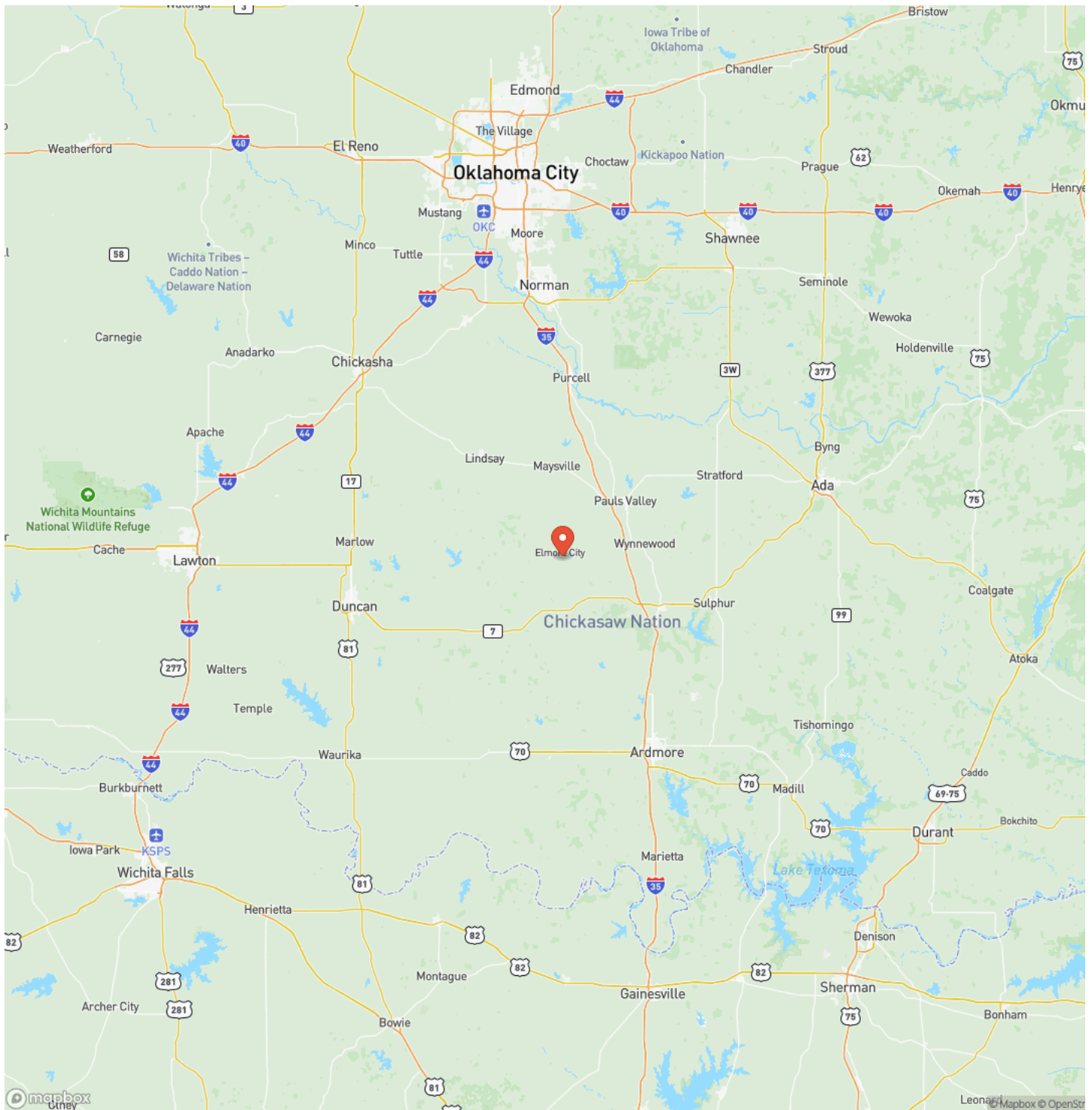
Rock Creek Ranch
Elmore City, OK / Garvin County



Locator Map



Locator Map



Satellite Map



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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