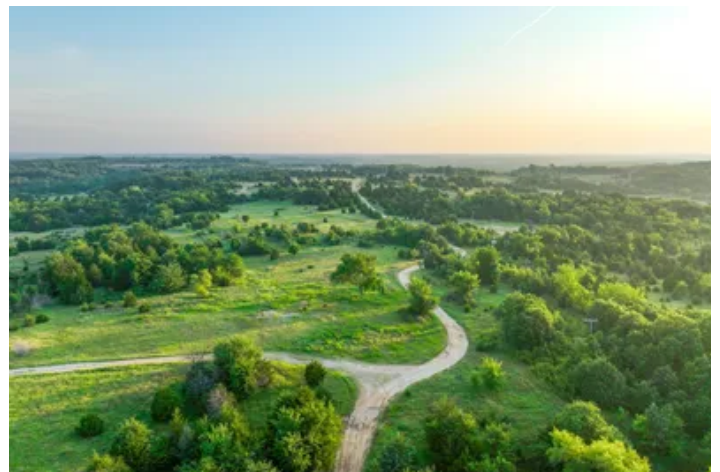
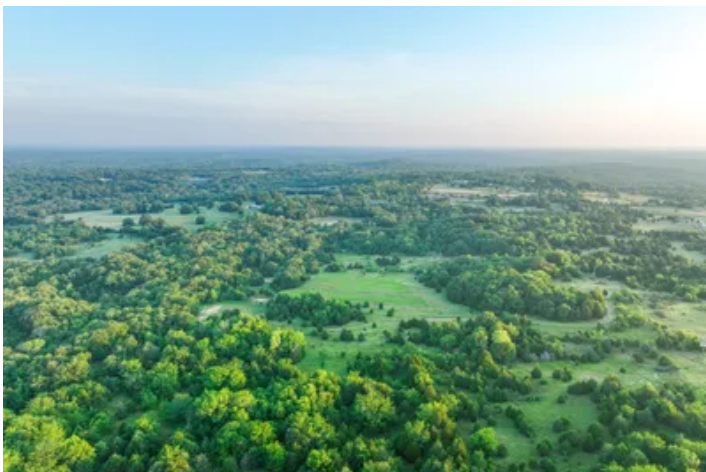


Six Waters Rec Farm
0000 N3570 Rd
Wolf, OK 74867

\$300,000
120± Acres
Seminole County



Six Waters Rec Farm
Wolf, OK / Seminole County

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

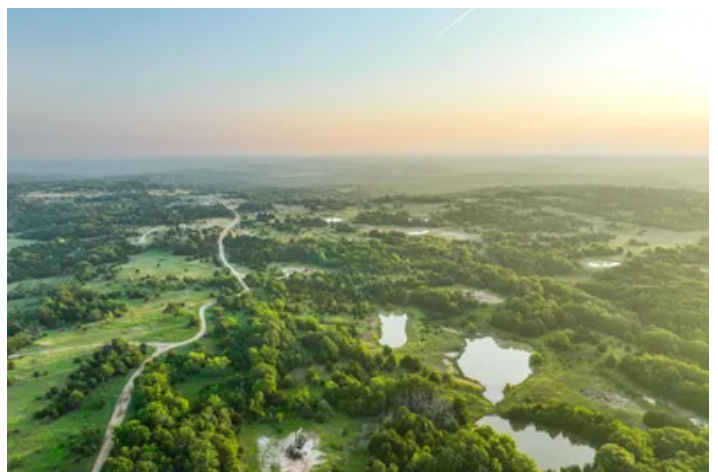
120

Price

\$300,000

Property Website

<https://arrowheadlandcompany.com/property/six-waters-rec-farm/seminole/oklahoma/108595/>



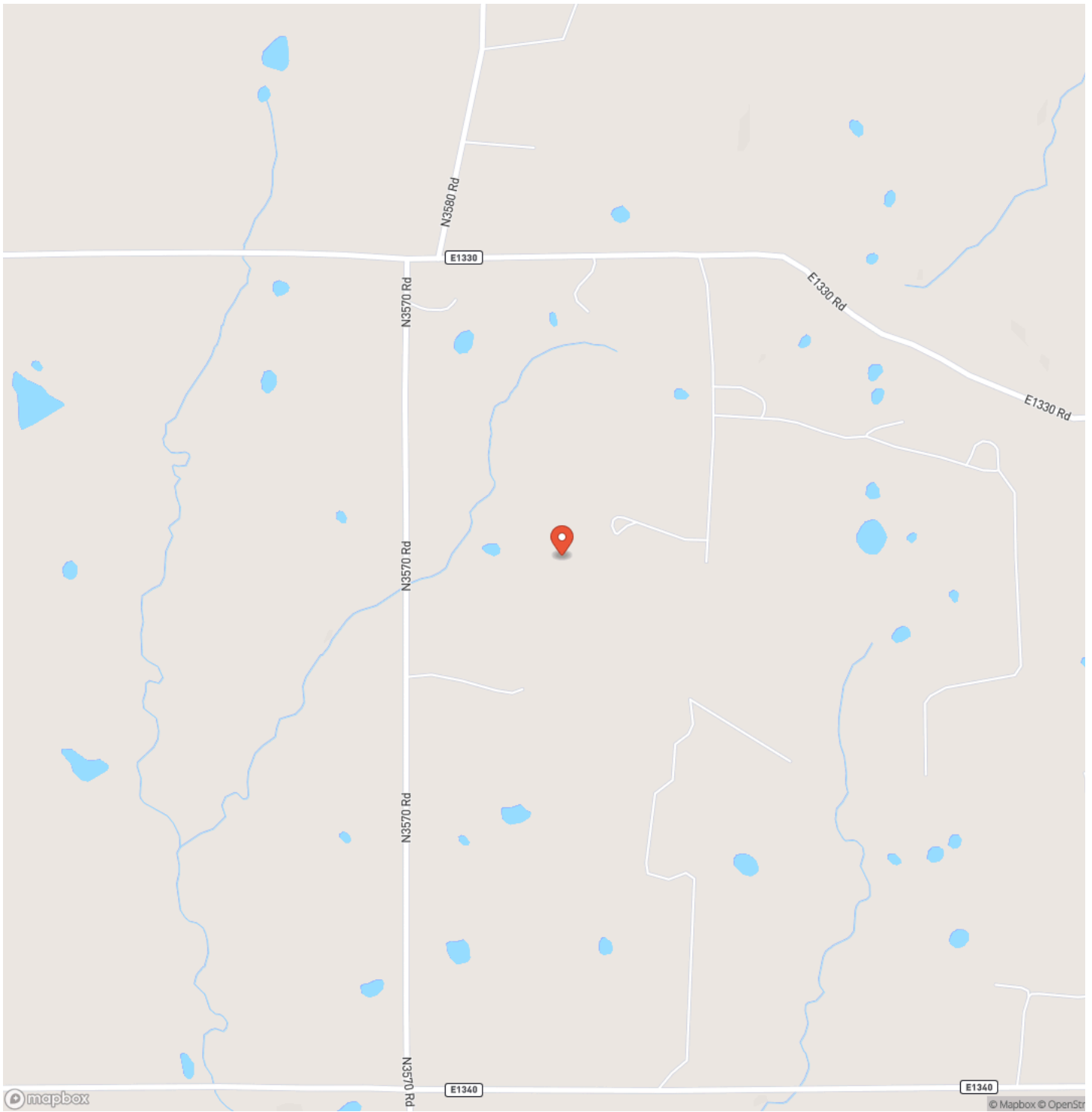
PROPERTY DESCRIPTION

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](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.

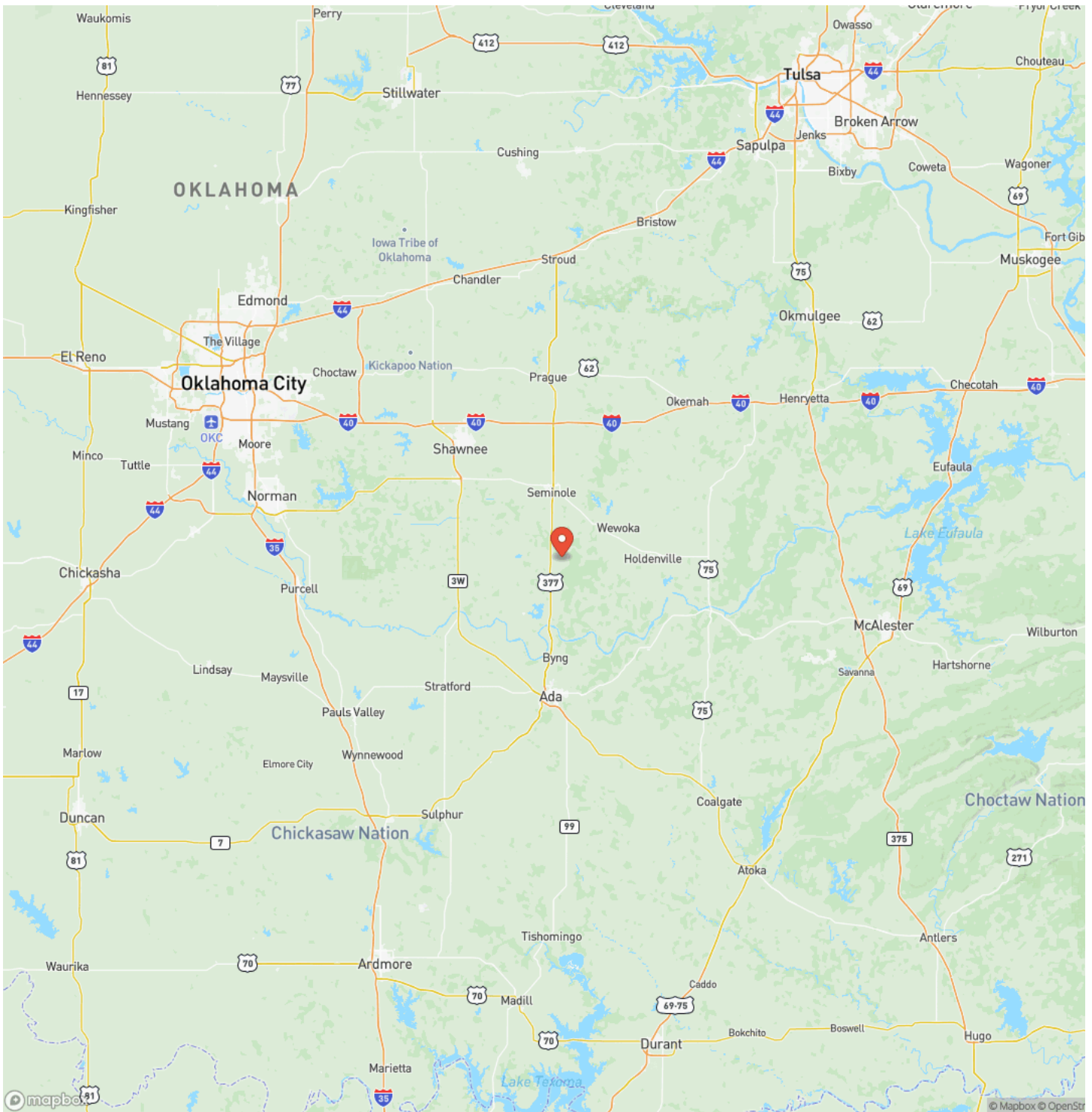
Six Waters Rec Farm
Wolf, OK / Seminole County



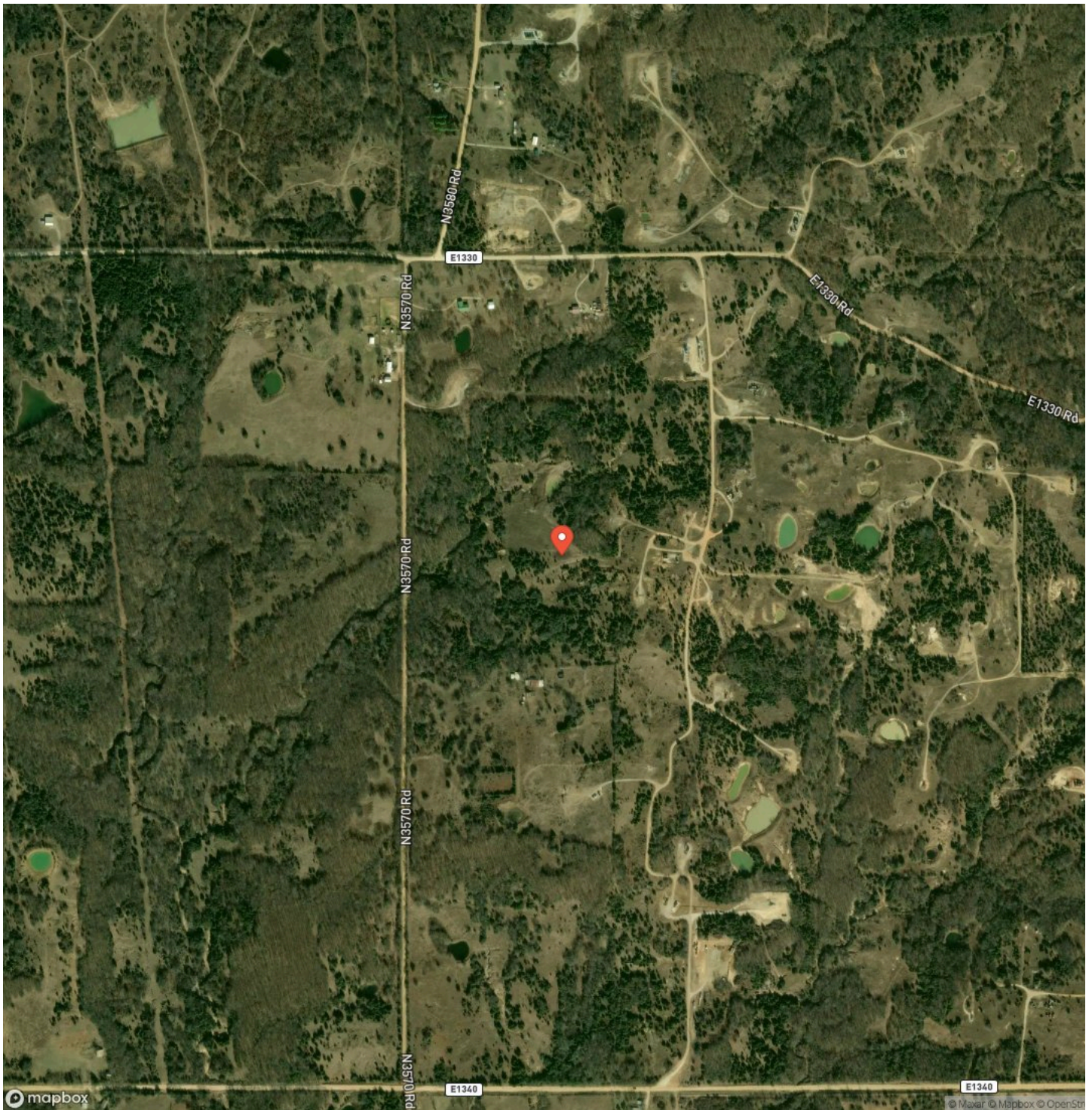
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

