

**Cold Springs Creek Farm**  
S Skylark Rd  
Lane, OK 74555

**\$180,000**  
40± Acres  
Atoka County



**Cold Springs Creek Farm  
Lane, OK / Atoka County**

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**SUMMARY**

**Address**

S Skylark Rd

**City, State Zip**

Lane, OK 74555

**County**

Atoka County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

34.1911 / -95.93405

**Acreage**

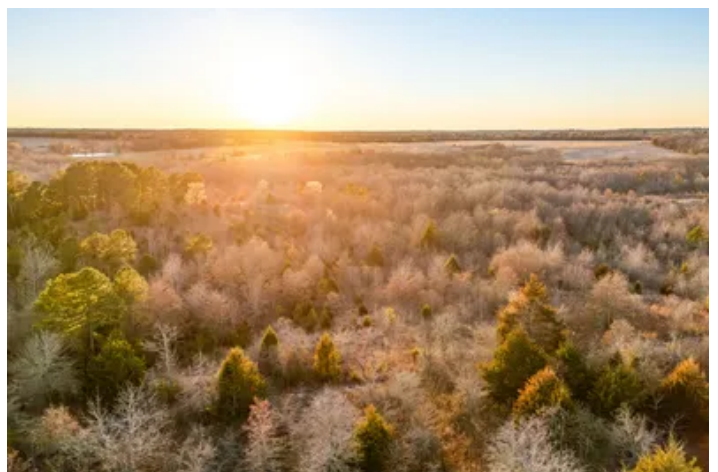
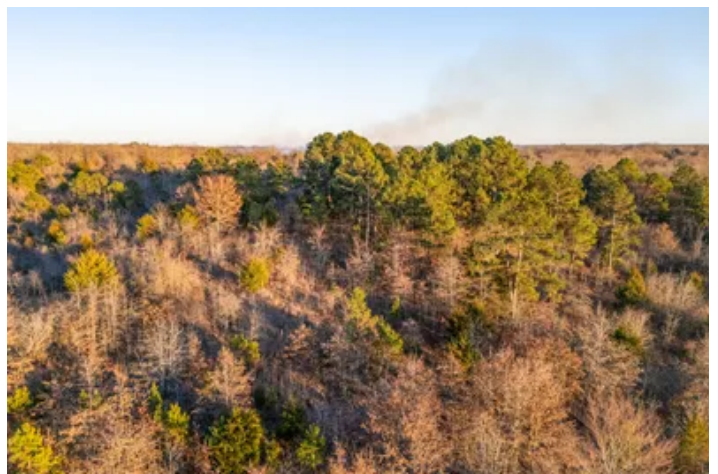
40

**Price**

\$180,000

**Property Website**

<https://arrowheadlandcompany.com/property/cold-springs-creek-farm/atoka/oklahoma/99664/>



## Cold Springs Creek Farm Lane, OK / Atoka County

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### **PROPERTY DESCRIPTION**

Welcome to Cold Springs Creek Farm, a timbered hunting property located in Atoka County, Oklahoma! This 40+/- acre property is a true wildlife sanctuary wrapped in thick timber. The dense hardwoods and natural cover create exceptional habitat for whitetail deer and other native wildlife, making this a prime setup for the serious outdoorsman or anyone seeking a quiet recreational retreat. Cold Springs Creek runs directly through the property offering crystal clear, year-round water that is a beautiful spot to relax and enjoy the outdoors. There is a cut trail that can be followed from the road straight to the creek. With ample bedding areas and water nearby, wildlife movement is consistent and reliable. Some areas could be opened up to create food plot locations to provide a great food source for the wildlife. Access is convenient right off Skylark Road giving you straightforward entry to the Farm. The property is located 25+/- minutes from Atoka, 30+/- minutes from Antlers, and around 2 hours and 30+/- minutes from Tulsa and 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)

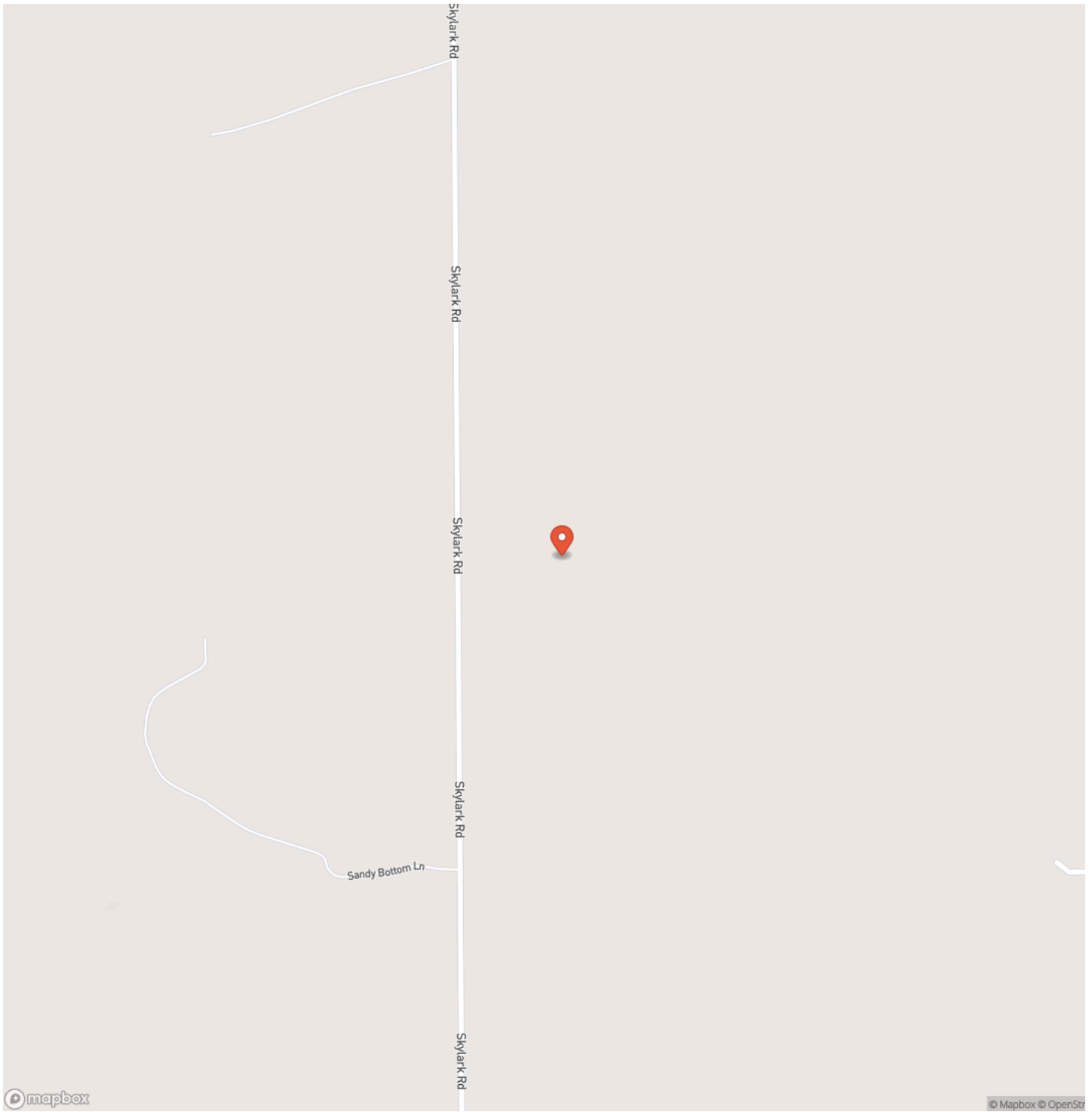
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



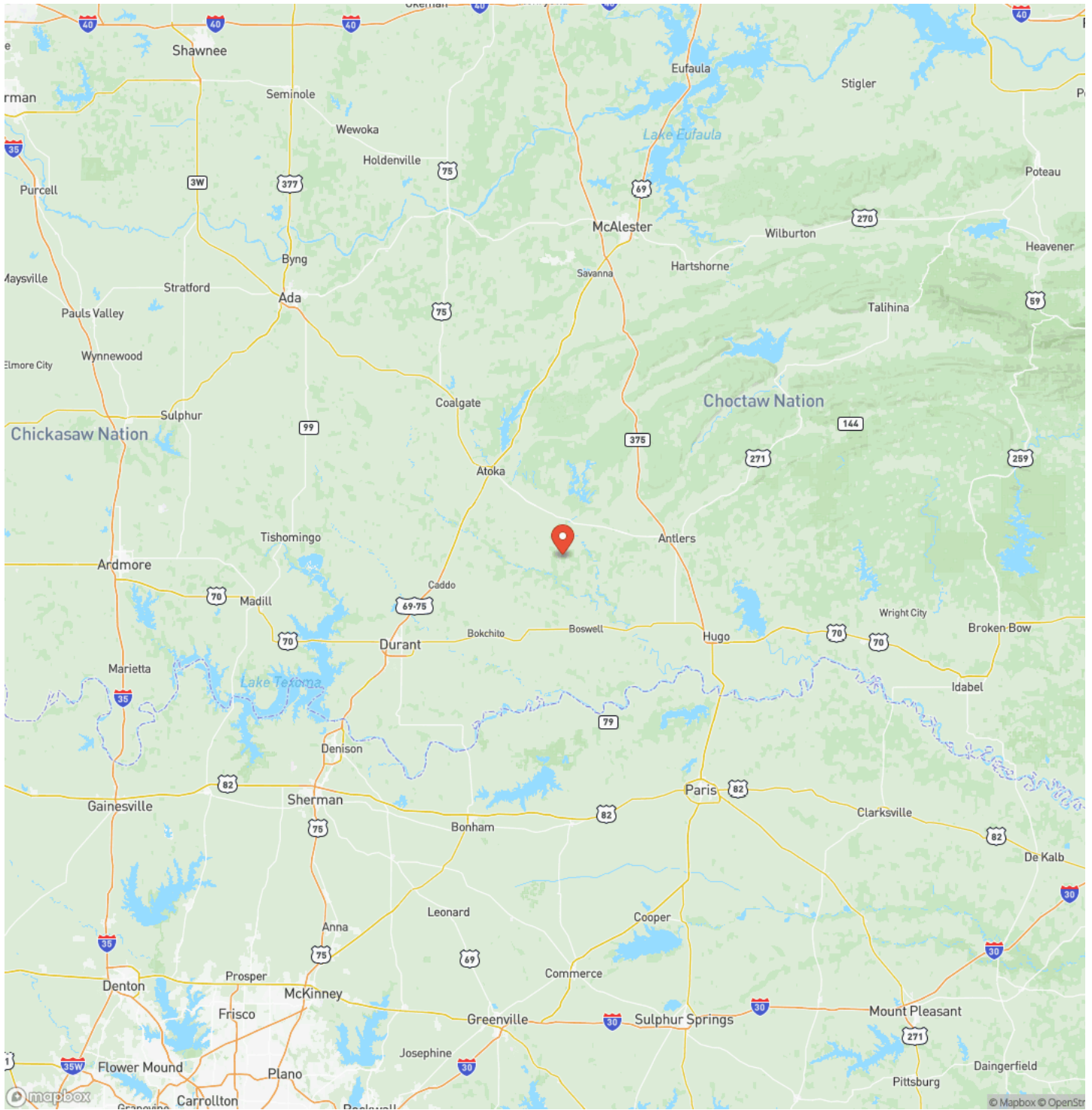
Cold Springs Creek Farm  
Lane, OK / Atoka County



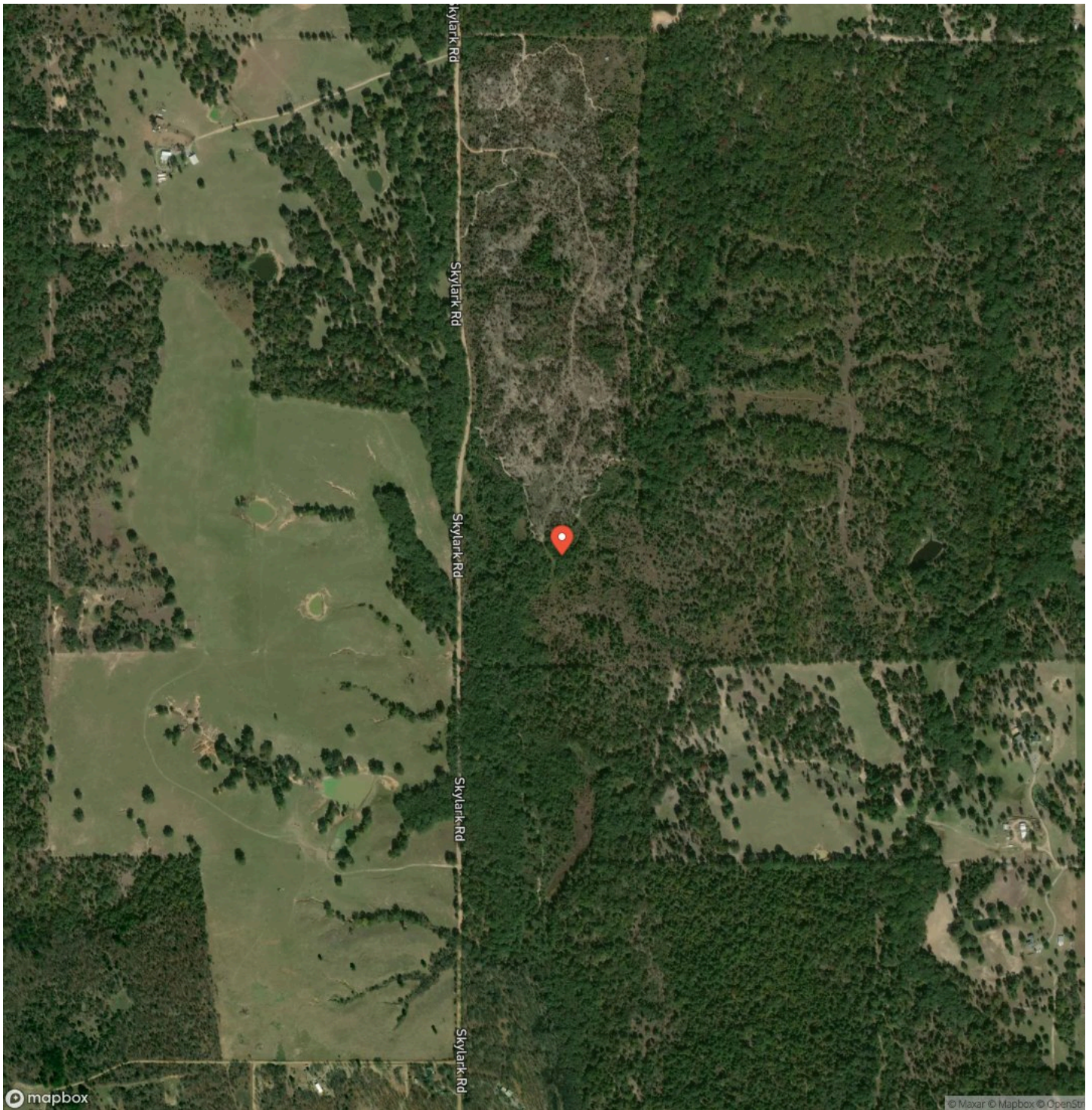
## Locator Map



# 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.

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

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