

Winding Oak Farm
0000 D3643 Rd
Cromwell, OK 74837

\$128,000
40± Acres
Seminole County



Winding Oak Farm
Cromwell, OK / Seminole County

SUMMARY

Address

0000 D3643 Rd null

City, State Zip

Cromwell, OK 74837

County

Seminole County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

35.30545 / -96.51845

Acreage

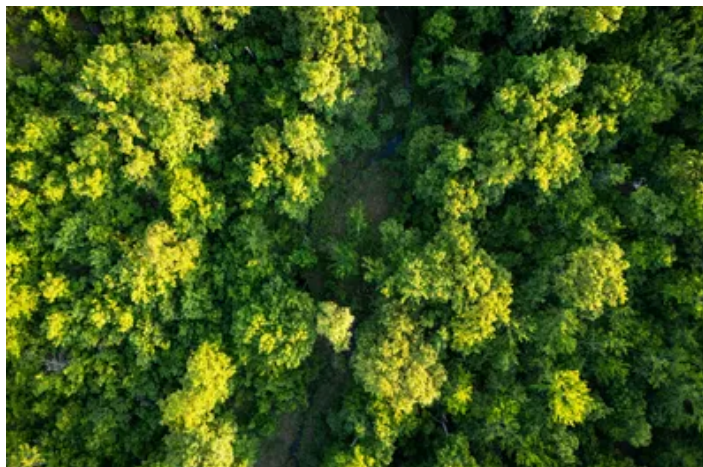
40

Price

\$128,000

Property Website

<https://arrowheadlandcompany.com/property/winding-oak-farm/seminole/oklahoma/106667/>



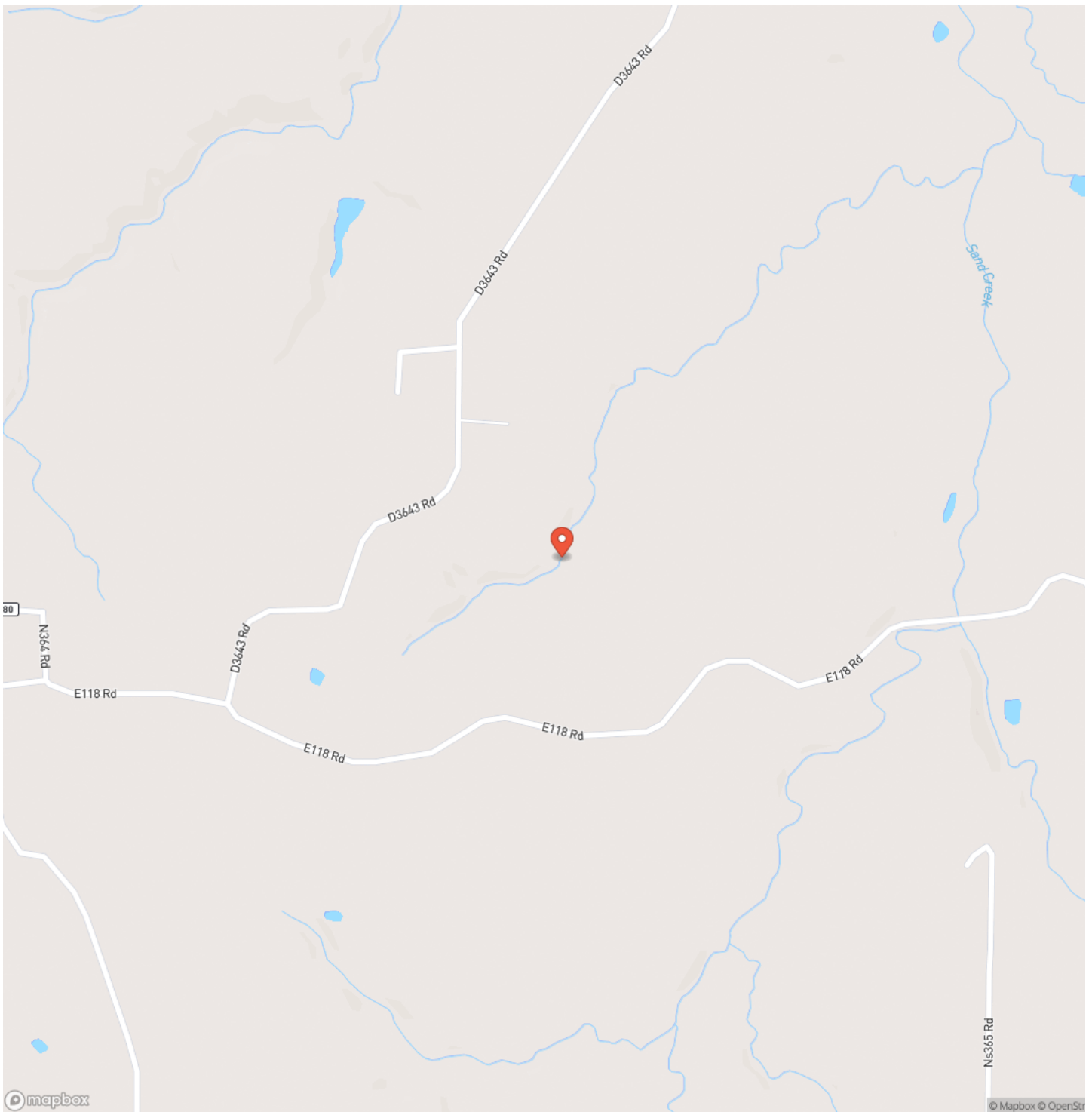
PROPERTY DESCRIPTION

Introducing the Winding Oak Farm, a beautiful 40 +/- acre tract in Cromwell, Oklahoma, located in Seminole County and perfectly positioned for the outdoorsman looking for a recreational getaway! The property features a healthy mix of mature and younger oak trees, creating ideal habitat and cover for wildlife. Known for its excellent deer and turkey hunting, this tract provides the kind of terrain hunters are always searching for. A wet weather creek winds through the property, adding a nice feature that helps draw wildlife year round. The rolling topography offers great elevation changes uncommon for smaller tracts, giving the land a larger feel along with multiple potential build sites and incredible views. Conveniently located just around 1 +/- hour from Oklahoma City and approximately 1 hour 20 +/- minutes from Tulsa, this property offers the perfect balance of seclusion and accessibility. Whether you're looking for a hunting property or to invest in Oklahoma land, this Seminole County tract is one to look at! 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.

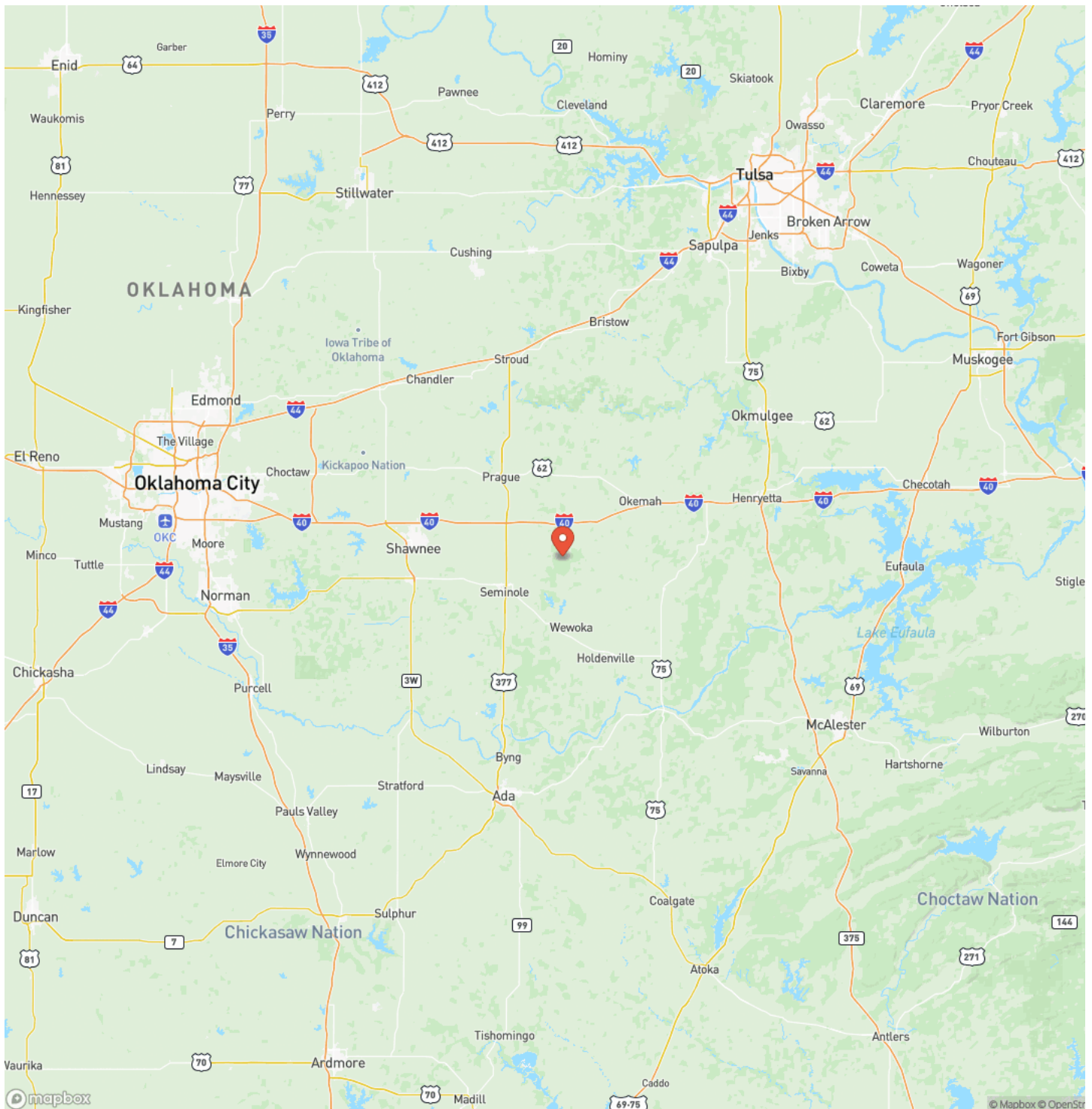
Winding Oak Farm
Cromwell, OK / Seminole County



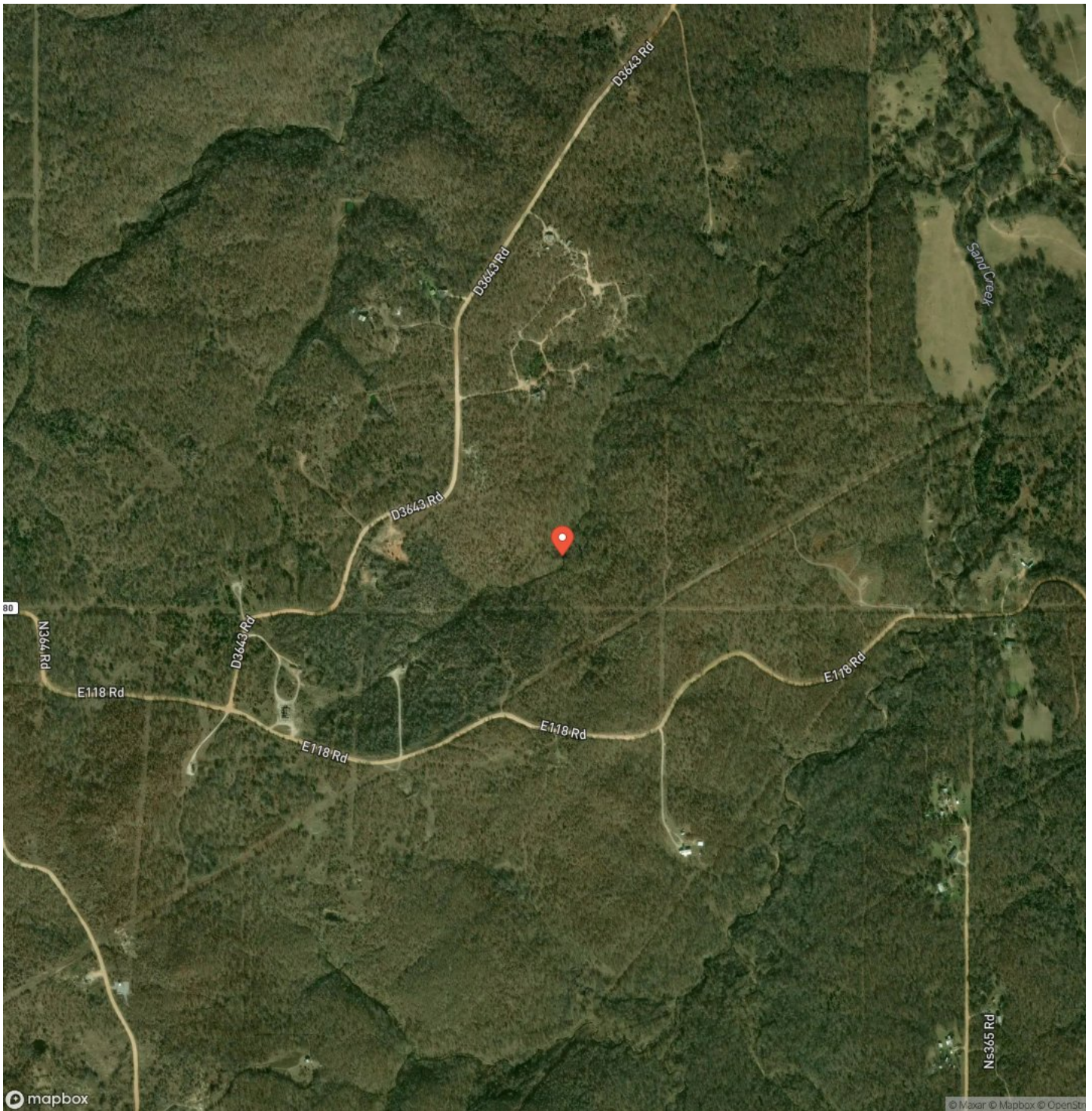
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

Mobile

(918) 367-7050

Email

owen.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

<https://arrowheadlandcompany.com/>

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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