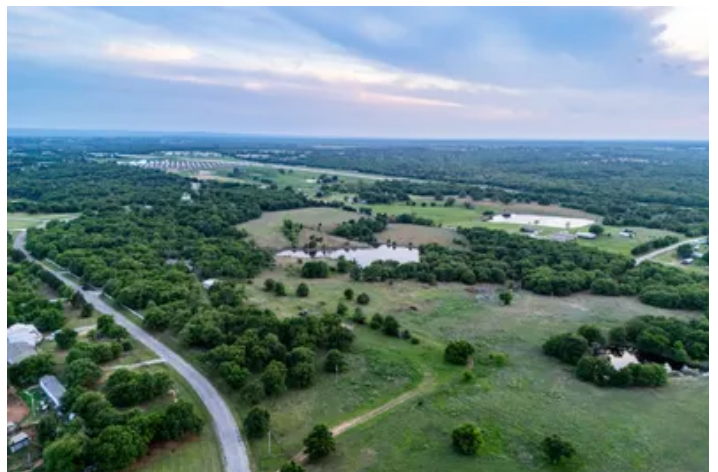


Crooked Oak Farm
25096 N County Road 3253
Wynnewood, OK 73098

\$788,000
75± Acres
Garvin County



Crooked Oak Farm
Wynnewood, OK / Garvin County

SUMMARY

Address

25096 N County Road 3253

City, State Zip

Wynnewood, OK 73098

County

Garvin County

Type

Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Single Family

Latitude / Longitude

34.635649 / -97.208602

Dwelling Square Feet

3,473

Bedrooms / Bathrooms

4 / 3

Acreage

75

Price

\$788,000

Property Website

<https://arrowheadlandcompany.com/property/crooked-oak-farm-garvin/oklahoma/103304/>



Crooked Oak Farm Wynnewood, OK / Garvin County

PROPERTY DESCRIPTION

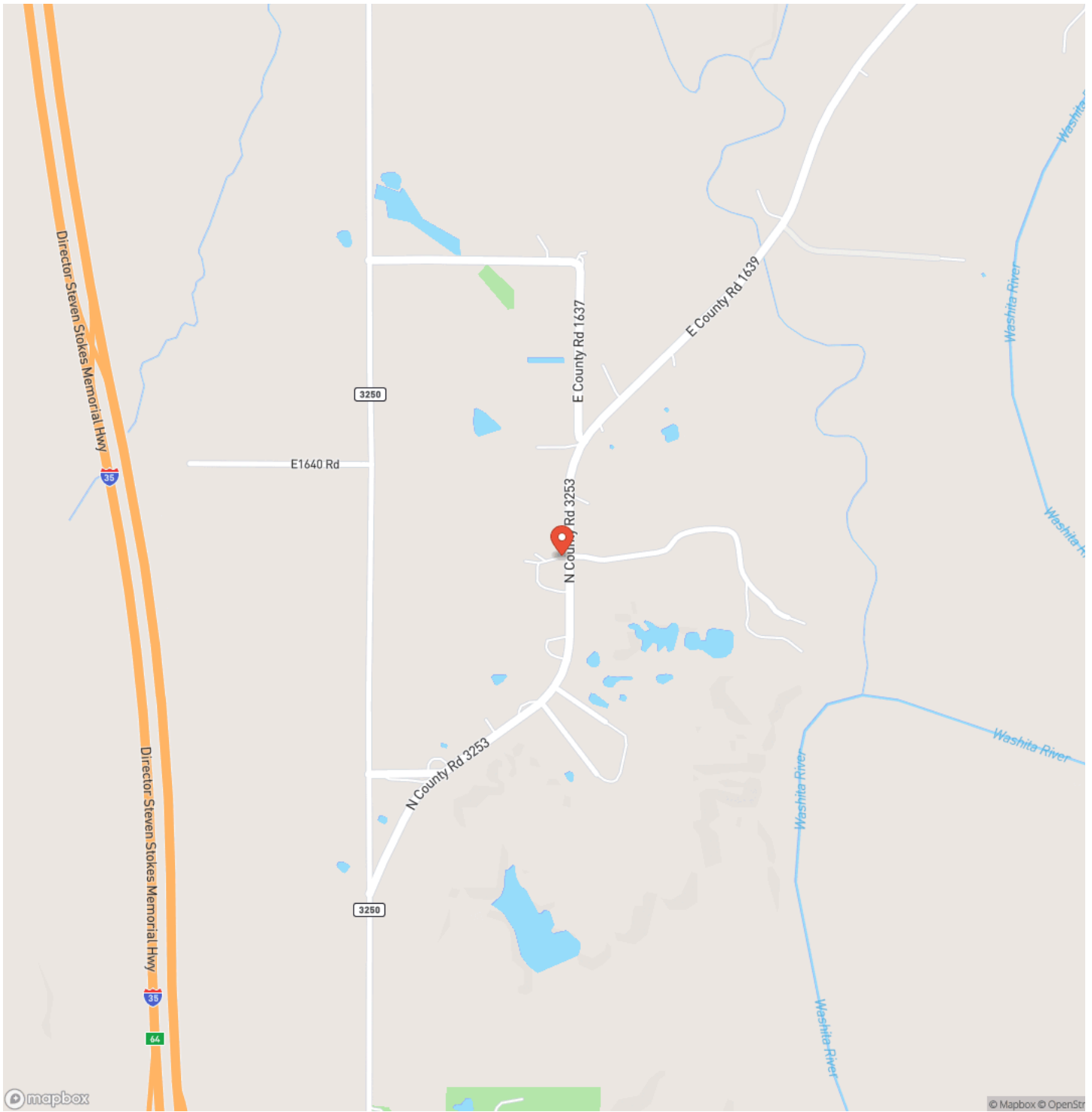
Welcome to Crooked Oak Farm, a rare opportunity to own a versatile property that combines comfortable living, functional improvements, and outstanding recreational appeal! The 3,473 +/- sq ft home features 4 bedrooms and 3 bathrooms, offering plenty of space for family and guests. Inside, you'll find a dedicated office, two spacious living areas, a formal dining room, and an open kitchen designed for both everyday living and entertaining. The home carries a classic, older-style charm with room to make it your own. Step outside and you're immediately surrounded by a beautiful yard shaded by mature oak trees, creating a private and peaceful setting. The property includes an attached two-car garage, a workshop, and a 30x40 shop, ideal for storage, projects, or supporting an agricultural operation. The land at Crooked Oak Farm is fully fenced with rolling terrain, making it well-suited for cattle grazing. Two ponds provide reliable water sources for livestock and wildlife alike. A running spring winds through the property, and the abundance of oak cover creates exceptional habitat and forage for mature whitetail deer. The larger pond offers phenomenal fishing, adding yet another layer of recreational value to this already impressive property. Whether you're searching for a full-time residence, working ranch, or a premier hunting retreat, Crooked Oak Farm delivers the space, setting, and potential to make it your own. This property is located just 4+/- minutes from Wynnewood, 12+/- minutes from Pauls Valley, and 1 hour and 2 +/- minutes from OKC. 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.

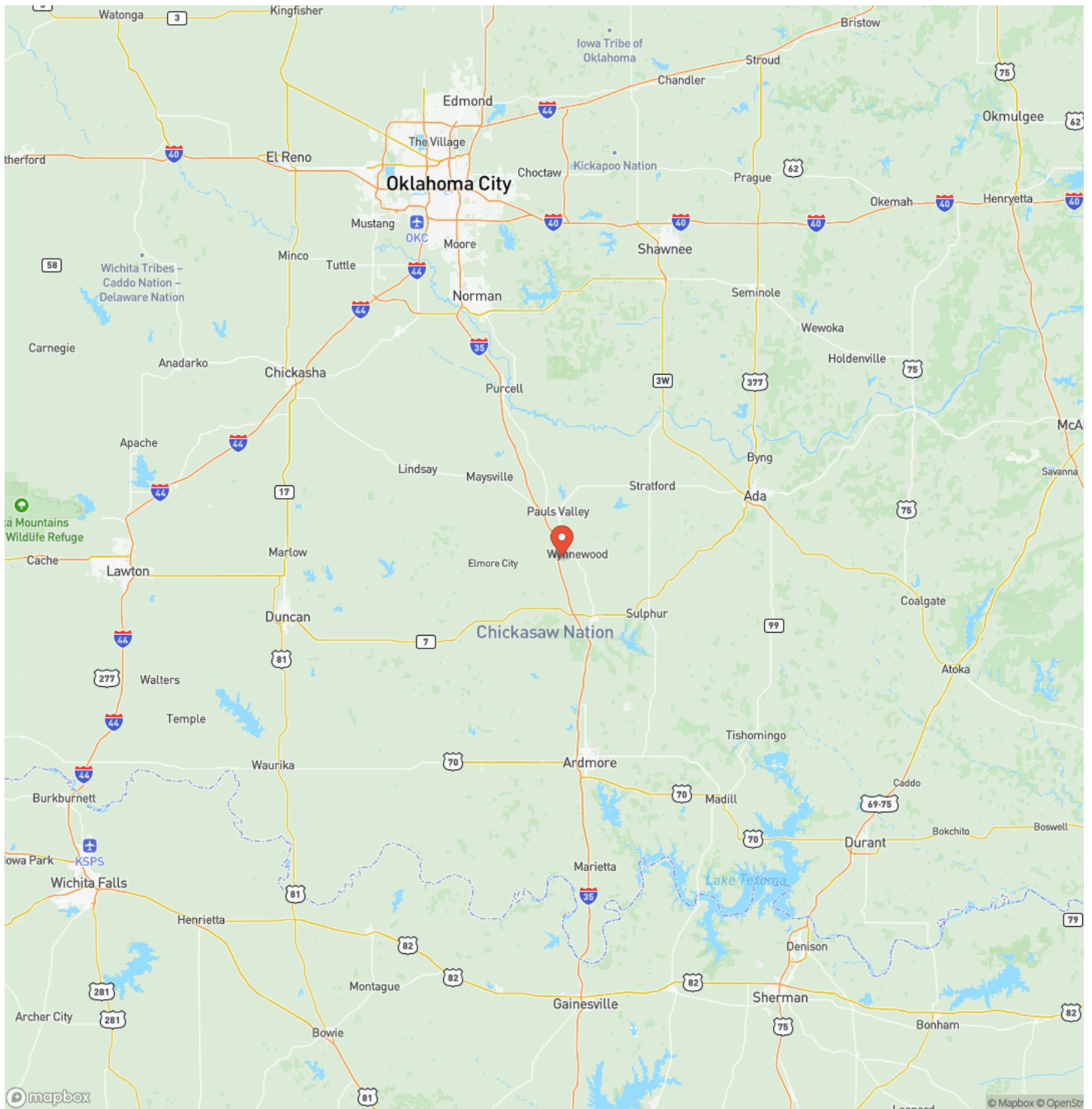
**Crooked Oak Farm
Wynnewood, OK / Garvin County**



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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