Private Hunting Reserve Near Tulsa
00 West 176th St S
Kellyville, OK 74039

$1,168,000
365± Acres
Creek County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00 West 176th St S

City, State Zip
Kellyville, OK 74039

County
Creek County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
35.922981 / -96.161186

Acreage
365

Price
$1,168,000

Property Website
arrowheadlandcompany.com





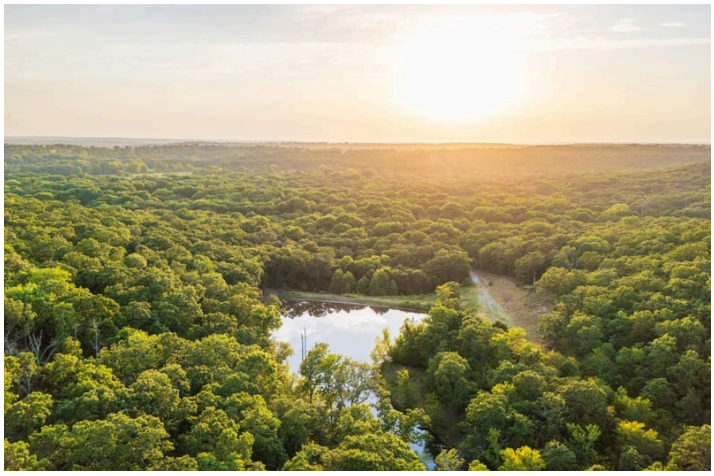


PROPERTY DESCRIPTION

Located in Kellyville in Creek County, Oklahoma, this 365 +/- acre property is the kind of hunting tract that is becoming harder to find in this part of the state. Large, secluded acreage this close to Tulsa is difficult to come by, especially ground that is already set up and proven to hold wildlife. Whitetail deer and turkey are established on the property, and the existing improvements make it ready to hunt from day one. A gated entrance leads into a heavily wooded landscape with rolling terrain and significant elevation changes throughout. Ridges rise above deep draws, creating natural funnels and travel corridors that deer use to move through the property. The elevation also provides excellent vantage points and a variety of setups for hunting different winds and conditions. Thick timber offers plenty of bedding and security cover, giving wildlife what they need to stay on the property rather than simply pass through. An established ATV trail system winds throughout the acreage and connects multiple existing blind and feeder setups. Nearly the entire property can be accessed by side-by-side or ATV, making it easy to get to stands, check feeders, or simply enjoy the land. During wetter seasons, runoff and wet-weather creeks wind through the timber, adding additional travel corridors and seasonal water throughout the property. Near the south end is a large pond stocked with crappie and baitfish, providing fishing opportunities while serving as an important water source for wildlife. A carport near the entrance provides additional space for storing equipment, ATVs, or hunting gear. While hunting is the main attraction, the acreage also offers future potential. There is plenty of room to establish additional food plots or hunting setups, and a cabin could be added to create a private hunting camp. With the size of the property and its location near Kellyville, there is also potential for future development if the next owner chooses to take it in that direction. The property is located just 26 +/- minutes from Bristow, 33 +/- minutes from Tulsa, 37 +/- minutes from Okmulgee, and 1 hour 26 +/- minutes from Oklahoma City. With proven wildlife, established hunting setups, and hundreds of acres of secluded timber to hunt, this is a rare opportunity to own a large private hunting tract in Creek County! 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** or Hunter Bellis at **(539) 238-7693**.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

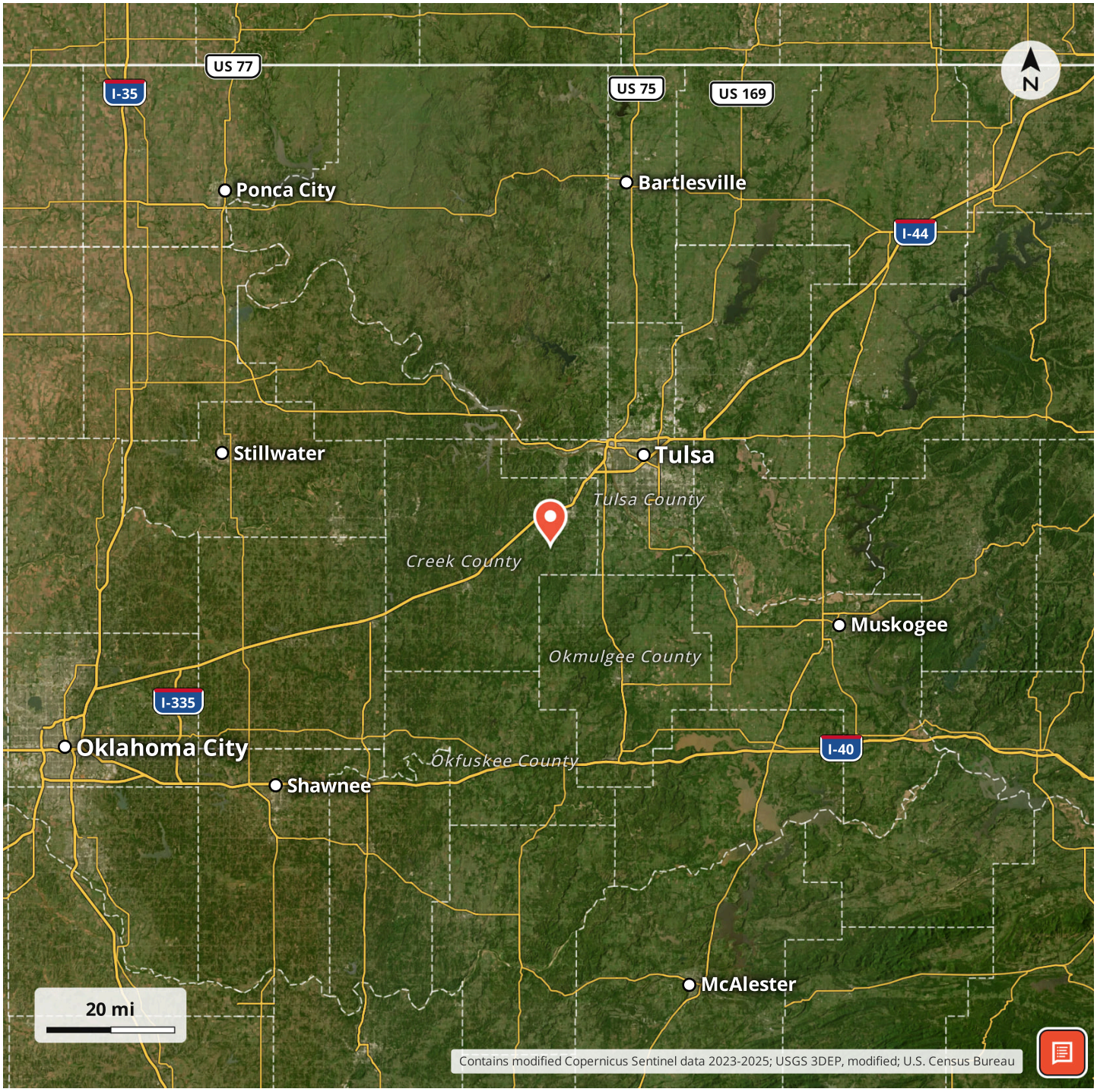
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



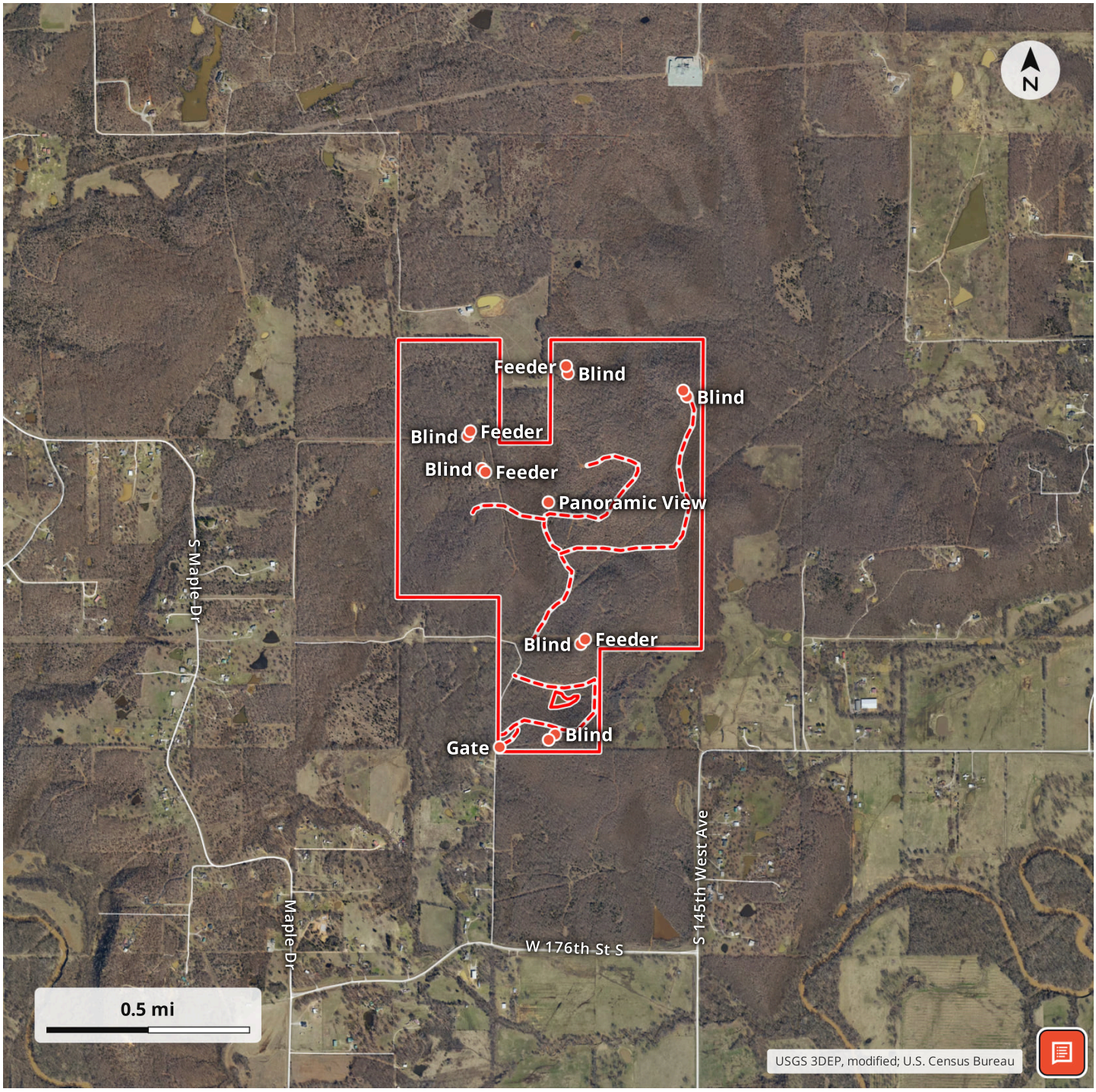




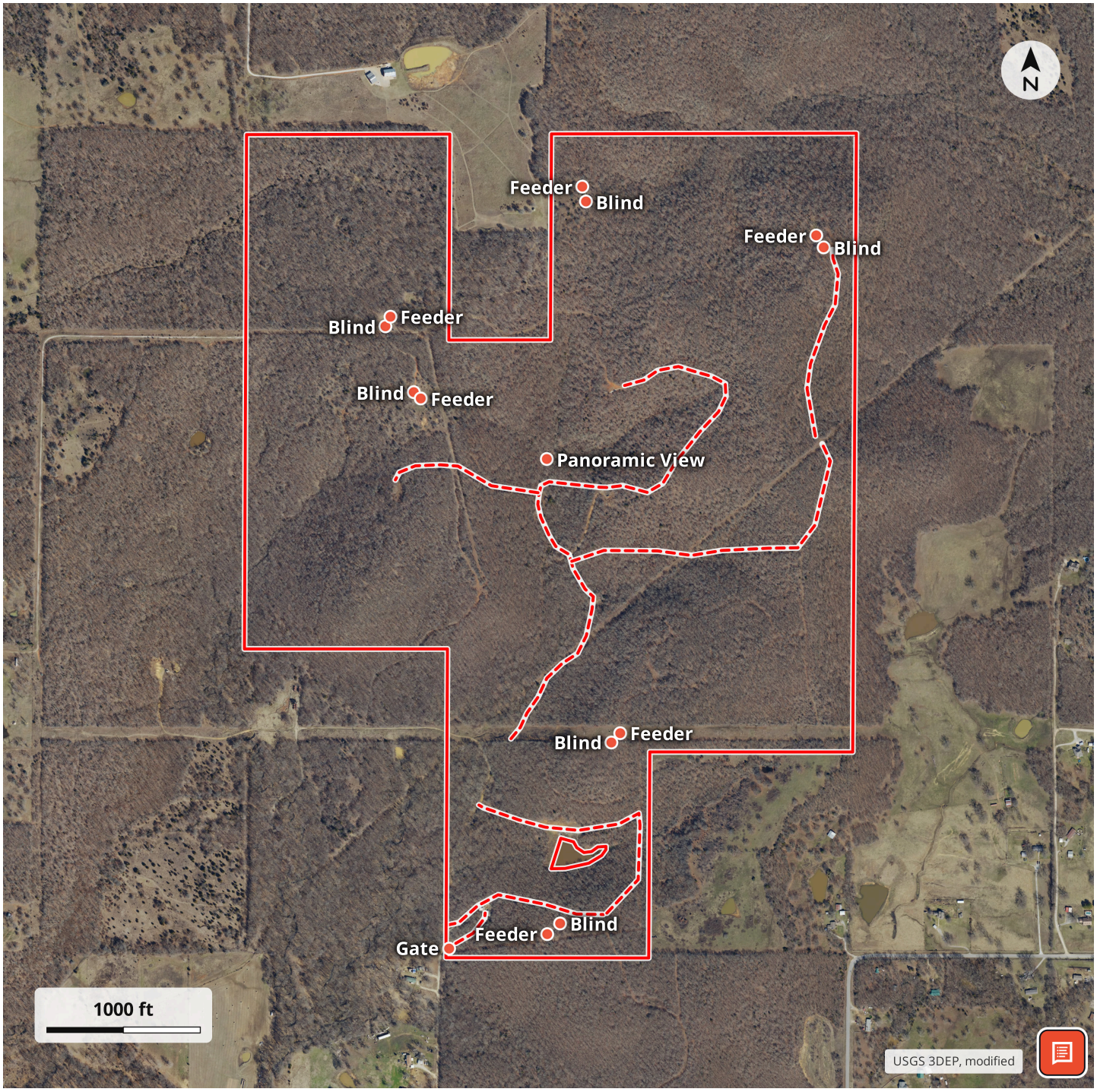

Regional Map



Locator Map


N
Feeder
Blind
Blind
Blind
Feeder
Blind
Feeder
Panoramic View
Blind
Feeder
Gate
Blind
S Maple Dr
Maple Dr
W 176th St S
S 145th West Ave
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Feeder
Blind
Feeder
Blind
Blind
Feeder
Blind
Feeder
Panoramic View
Blind
Feeder
Gate
Feeder
Blind
1000 ft
USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Owen Bellis

Mobile
(918) 367-7050

Email
owen.bellis@arrowheadlandcompany.com

City / State / Zip
Kellyville, OK 74039

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