Three Mile Creek Farm
000 Jewel Sikes Rd
Mill Creek, OK 74856

$200,250
44.5± Acres
Johnston County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
000 Jewel Sikes Rd

City, State Zip
Mill Creek, OK 74856

County
Johnston County

Type
Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude
34.3903 / -96.8356

Dwelling Square Feet
300

Acreage
44.5

Price
$200,250

Property Website
arrowheadlandcompany.com





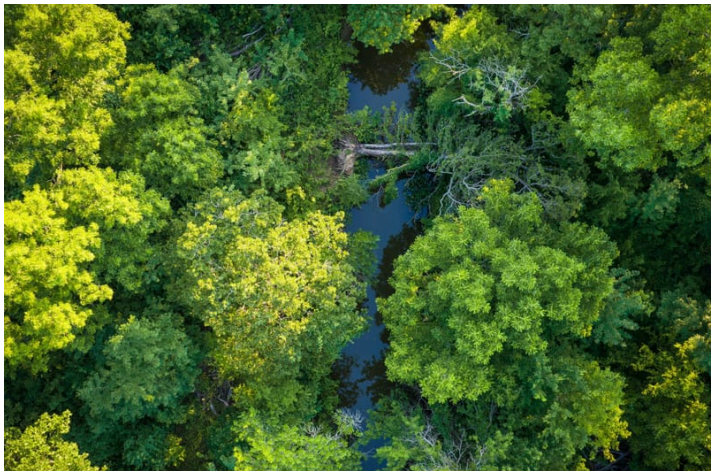


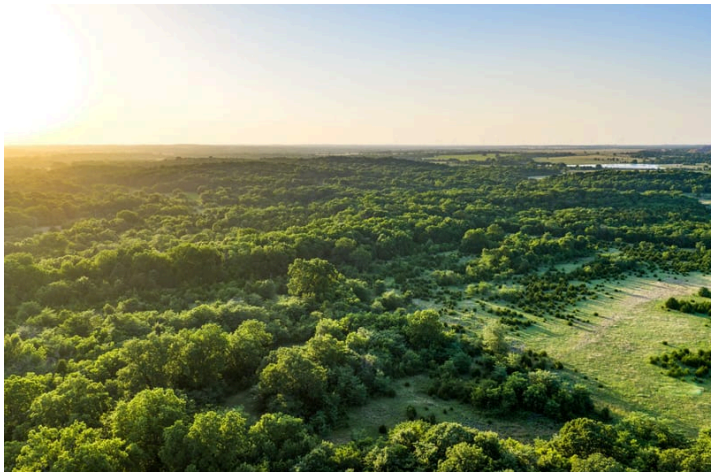
PROPERTY DESCRIPTION

Introducing the Three Mile Creek Farm! This incredible 44.5 +/- acre farm in Johnston County, Oklahoma provides you with a blank slate when it comes to hunting and recreational opportunities! When you first look at this property, the diversity within it is very impressive. There is a mix of cedar trees, post oaks, grassland, and briar thickets. This makes it very appealing to wildlife and is called home to lots of deer and turkey. The cedar trees provide great thermal cover during the cold months, and the grass and oak trees complement it well providing a sustainable food source. This property sets up well for multiple styles of hunting, whether you're bowhunting out of the oak trees, or rifle hunting the open grasses and clearings! Turkey hunting is also a major highlight of this farm, as it houses a lot of wild turkey due to the great roost trees and the presence of Three Mile Creek in the southeast corner provides a great water source. While this farm sets up well for recreation, it also presents the opportunity for a potential homesite! It has great access off a well-maintained graveled road, making it easy to access for a home or coming in for the weekend to hunt! Electricity is already in place, making it a great candidate for building your dream home, or hunting cabin. So if you're looking for a great hunting farm with the potential for big deer, turkey, or a potential homesite, the Three Mile Creek Farm is one you are going to want to check out! The farm is located just 1 +/- miles from Mill Creek Oklahoma, 10 +/- miles from Sulphur, 14 +/- miles from Tishomingo, and 82 +/- miles from the OKC metro. 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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc 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.

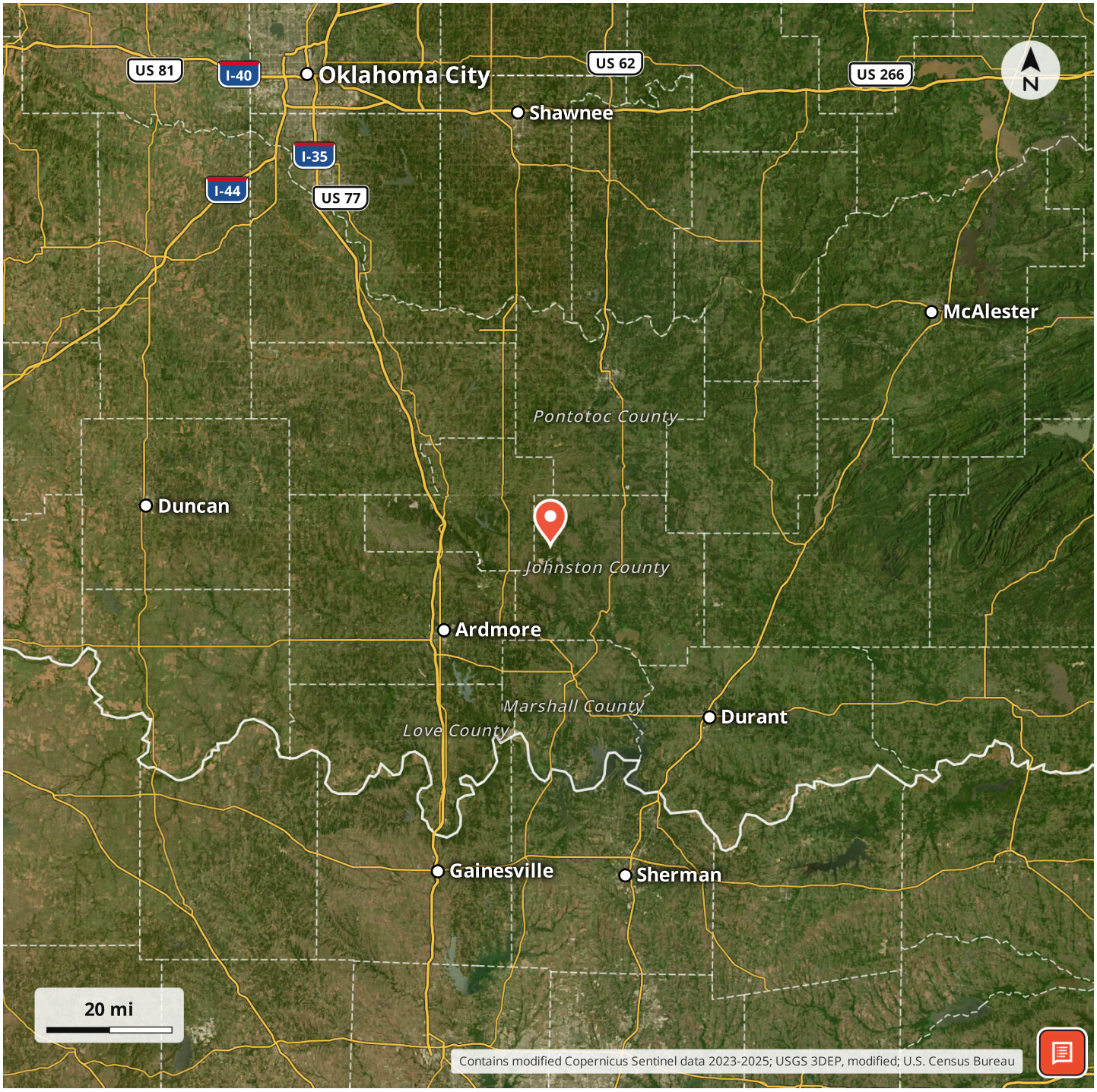
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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







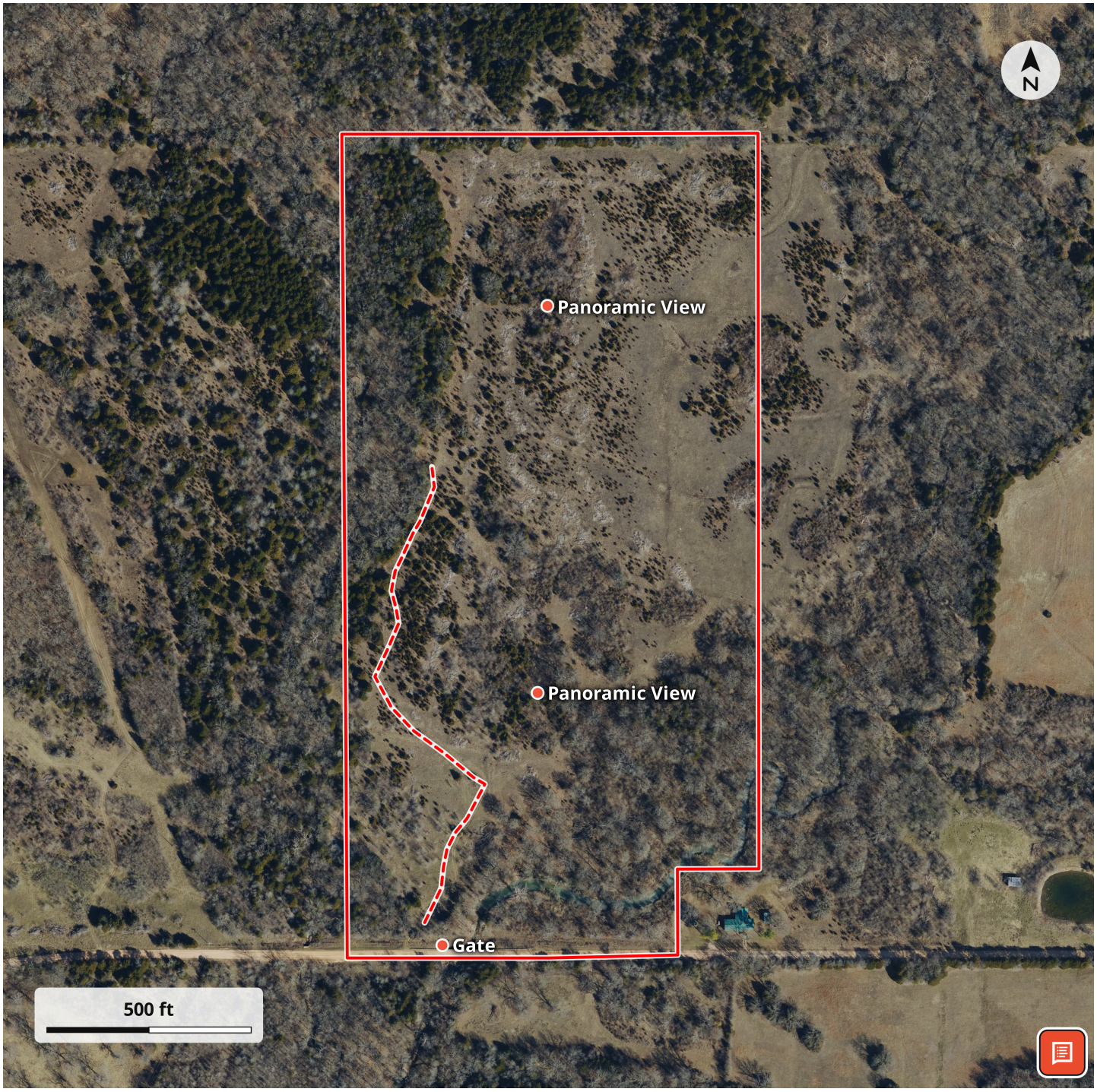

Regional Map



Locator Map


N
Panoramic View
Panoramic View
Gate
Jewel Sikes Rd
Daube Ranch Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Owen Bellis

Mobile
(918) 367-7050

Email
owen.bellis@arrowheadlandcompany.com

City / State / Zip
Kellyville, OK 74039

NOTES

NOTES

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/