NCR Legacy Ranch
LEFTWICH ST
Boley, OK 74829

$995,000
303± Acres
Okfuskee County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
LEFTWICH ST

City, State Zip
Boley, OK 74829

County
Okfuskee County

Type
Hunting Land, Ranches, Recreational Land, Undeveloped Land, Riverfront

Latitude / Longitude
35.4588 / -96.4859

Acreage
303

Price
$995,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

PRICE REDUCED! Introducing the NCR Legacy Ranch, a 303 +/- acre riverfront hunting property in Okfuskee County that has an established history of phenomenal waterfowl and deer hunting. Positioned along the North Canadian River, this tract offers a diverse layout that is set up for both recreation and long-term enjoyment. A 20 +/- acre wetland anchors the property and provides excellent duck hunting throughout the season. Just off the main marsh, a smaller duck hole has been a consistent producer, offering another reliable setup for waterfowl hunts. With the way the ground and water features lay, there is also strong potential to further develop 20 +/- acres and expand the overall waterfowl habitat. The North Canadian River frontage adds another layer of opportunity. A cleared access path allows for easy boat entry, making it simple to fish, hunt, or just enjoy time along the river. The property is well-equipped for deer hunting, with established food plot locations already in place to help attract and hold deer. The mix of timber and openings creates natural movement corridors, and the property comes ready to hunt with 3 tower blinds, 4 ladder stands, and 9 feeders already set up. These improvements give you a head start going into the season. A well-maintained trail system runs throughout the property, allowing easy access to the wetland, deer hunting setups, and timber. The tract is accessible by gravel road, offering convenience without sacrificing privacy. For those looking to build, a cleared slab is already in place for a future lodge or home. Whether you are planning to establish a hunting camp or a permanent setup, the groundwork has been started. A connex box on the property provides secure storage for equipment and gear. Located just 5 +/- minutes from Boley, 15 +/- minutes from Prague and Okemah, and 45 +/- minutes from Shawnee, the property offers a great balance of seclusion and accessibility. The listing agent is related to the seller and the seller is a licensed real estate agent. All showings are by appointment only. For more information or to schedule a private showing, 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 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.

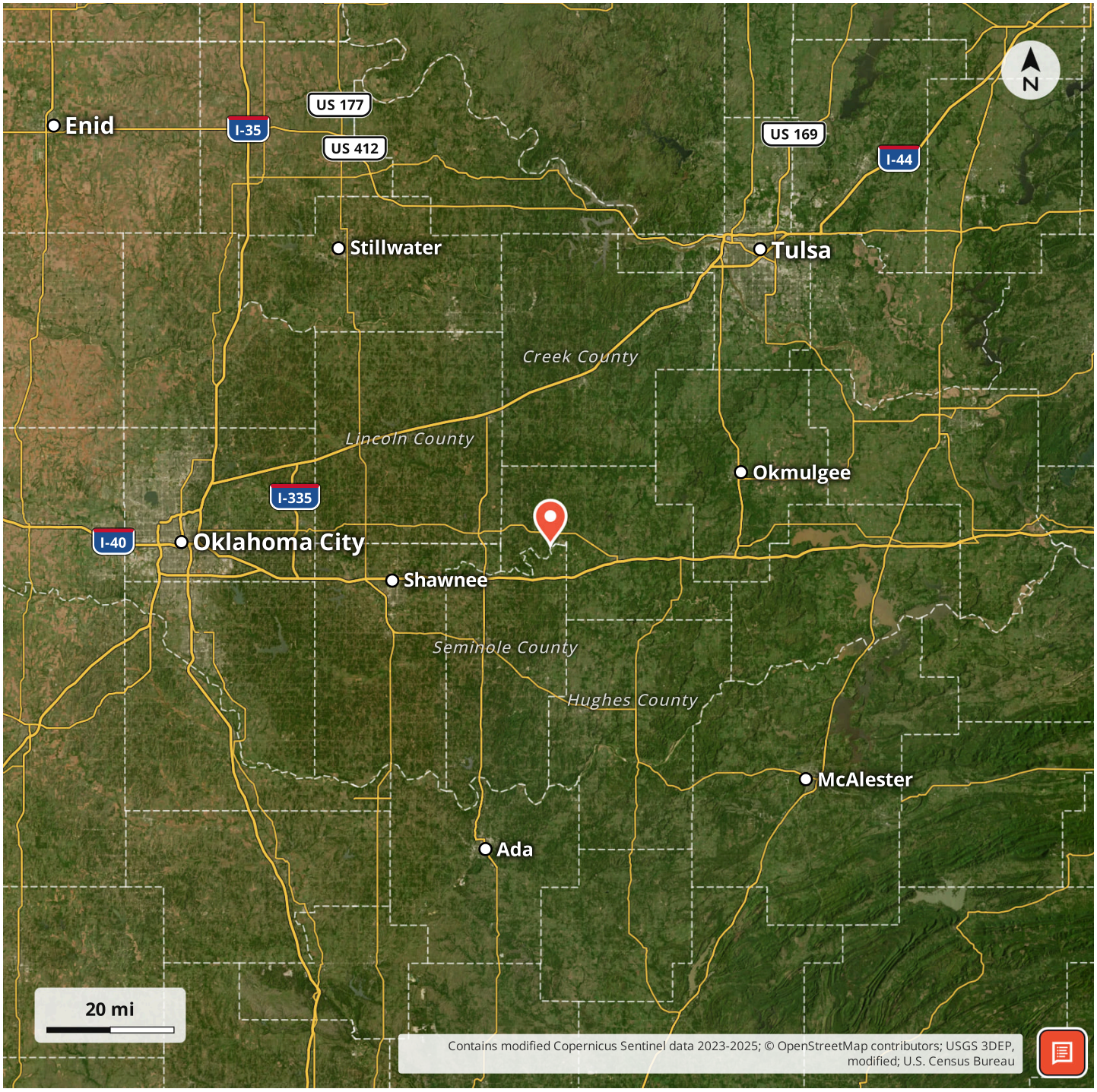
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



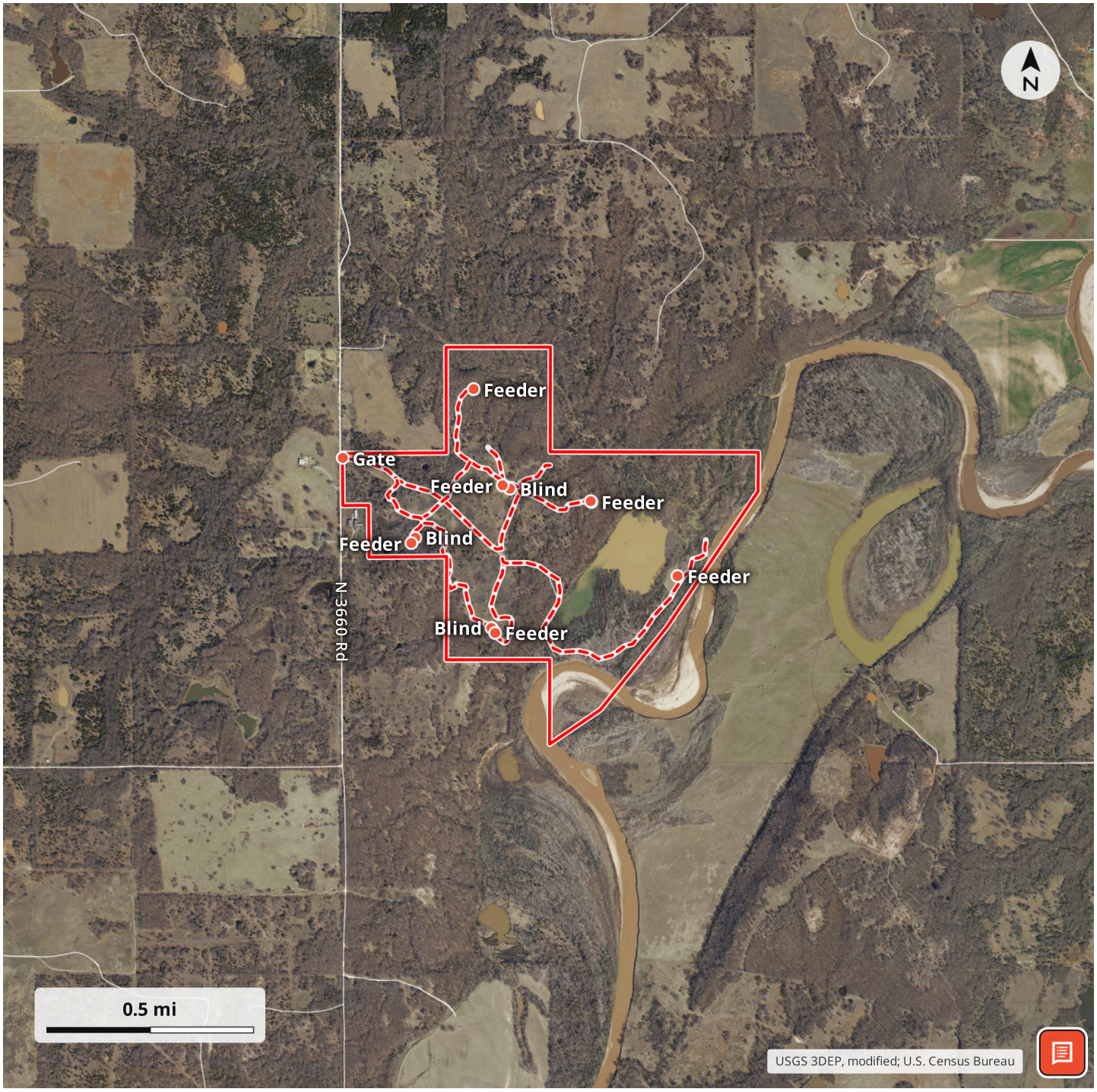




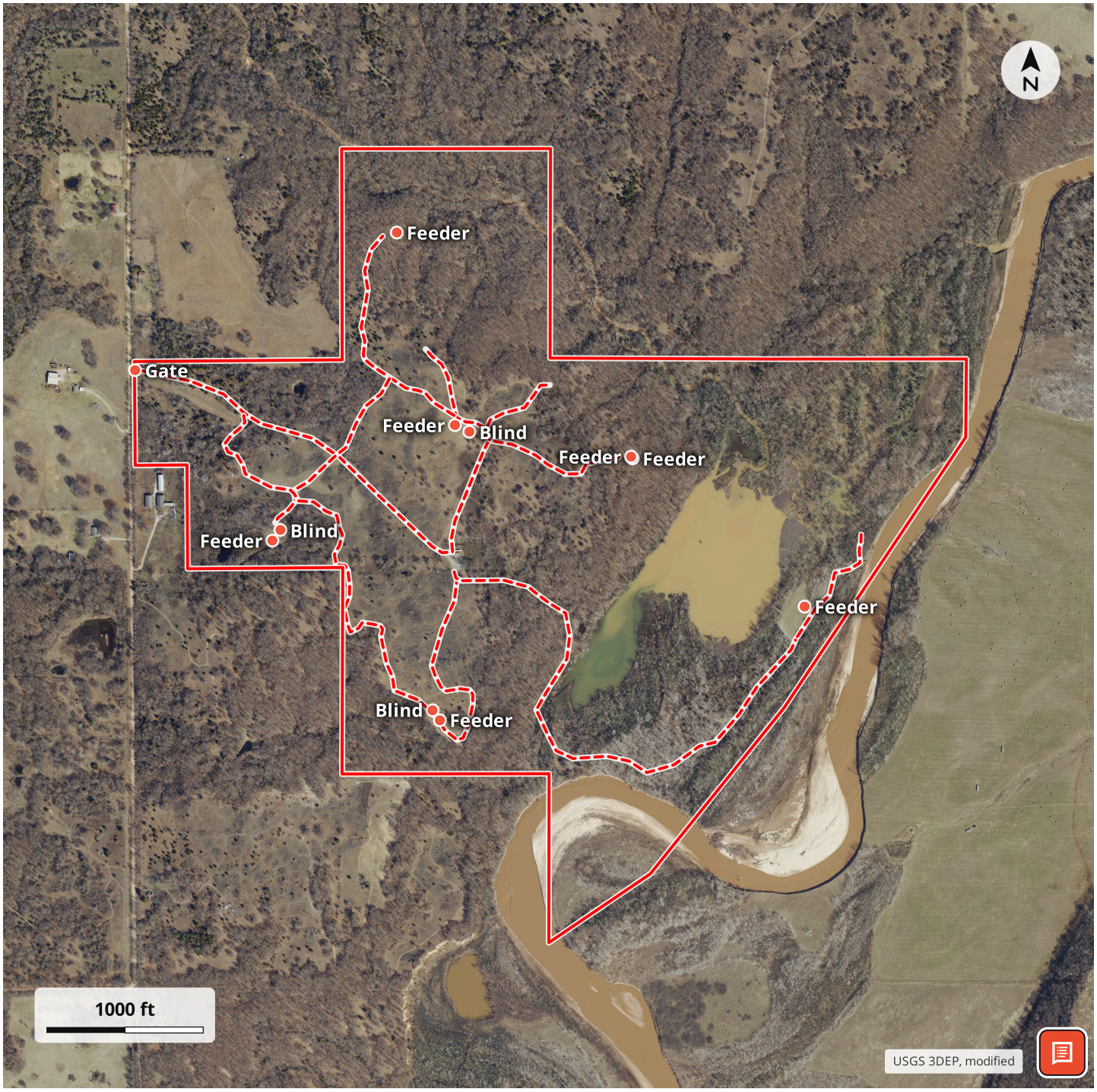

Regional Map



Locator Map


N
Feeder
Gate
Feeder
Blind
Feeder
Feeder
Blind
Feeder
Blind
Feeder
N-3660 Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


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

LISTING REPRESENTATIVE

For more information contact:



Representative
Owen Bellis

Mobile
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owen.bellis@arrowheadlandcompany.com

City / State / Zip
Kellyville, OK 74039

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DISCLAIMERS

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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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