

Gravel Bend Hunting Farm
0000 D3643 Rd
Cromwell, OK 74884

\$128,000
40± Acres
Seminole County



Gravel Bend Hunting Farm
Cromwell, OK / Seminole County

SUMMARY

Address

0000 D3643 Rd null

City, State Zip

Cromwell, OK 74884

County

Seminole County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.3063 / -96.5229

Acreage

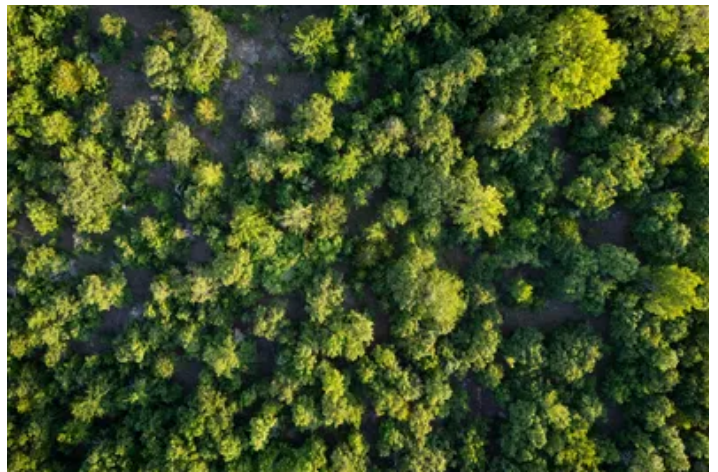
40

Price

\$128,000

Property Website

<https://arrowheadlandcompany.com/property/gravel-bend-hunting-farm-/seminole/oklahoma/106668/>



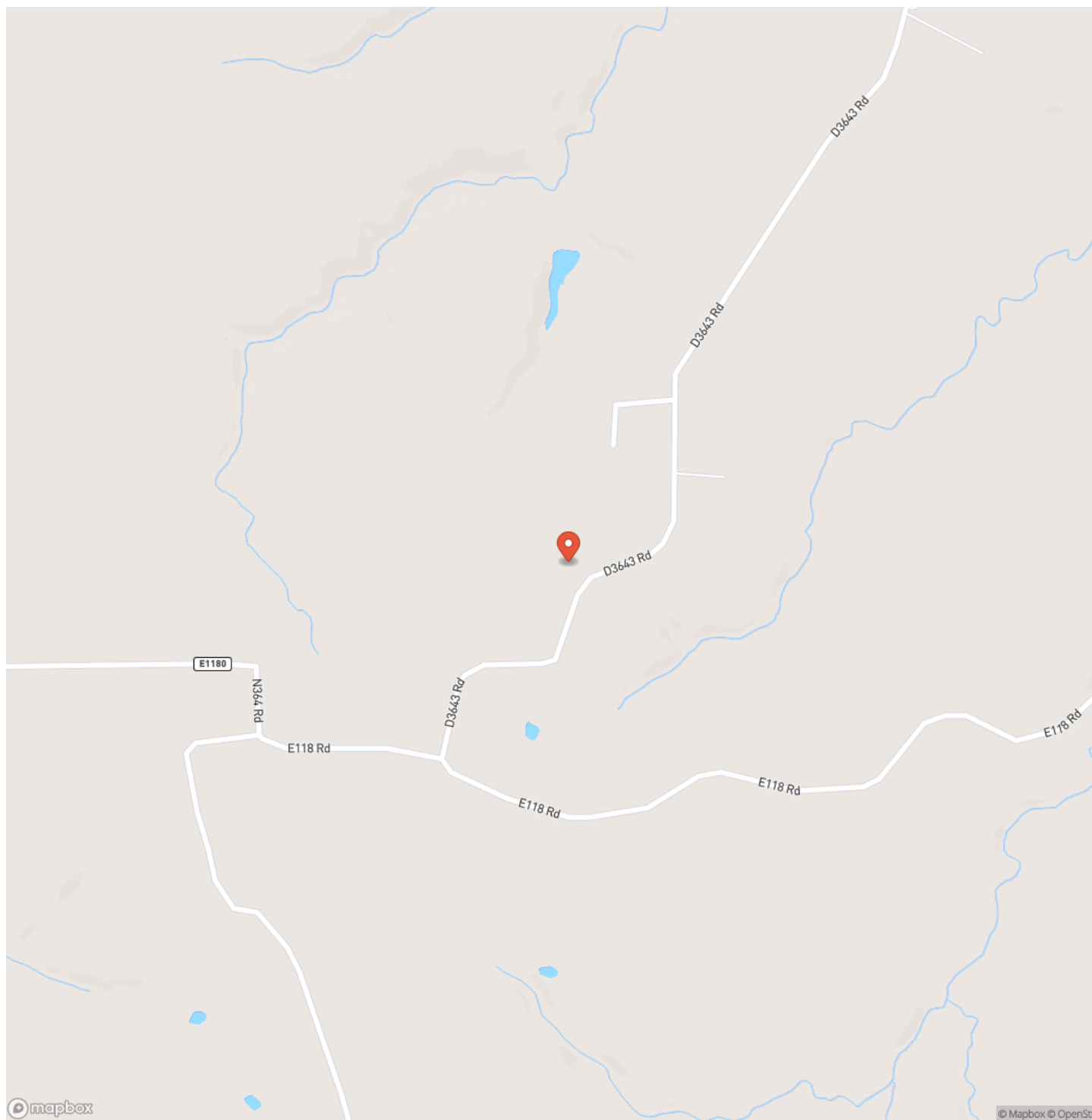
PROPERTY DESCRIPTION

Take a look at this beautiful 40 +/- acre property located in Cromwell, Oklahoma in Seminole County featuring a great mix of mature and younger oak trees, rolling terrain, and an excellent spot to build a cabin or weekend getaway. The property has road frontage on two sides with electricity already available along the road, making it ready for future improvements. A pond on the north end of the property attracts plenty of wildlife, and the area offers excellent deer and turkey hunting. Conveniently located about 1 +/- hour from Oklahoma City and approximately 1 hour and 30 +/- minutes from Tulsa, this property is a perfect mix of recreation, hunting, and peaceful country living. 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.

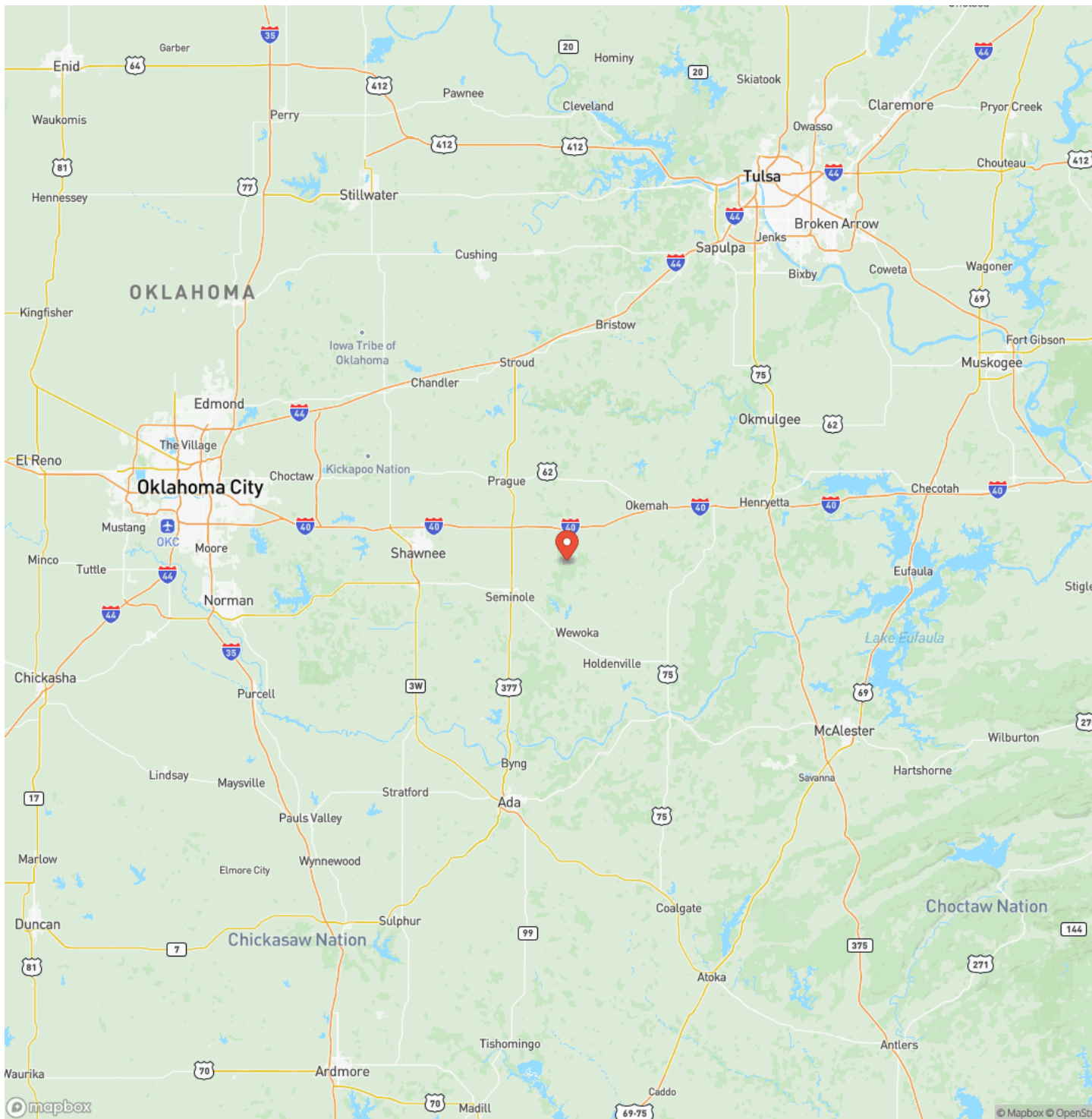
Gravel Bend Hunting Farm
Cromwell, OK / Seminole County



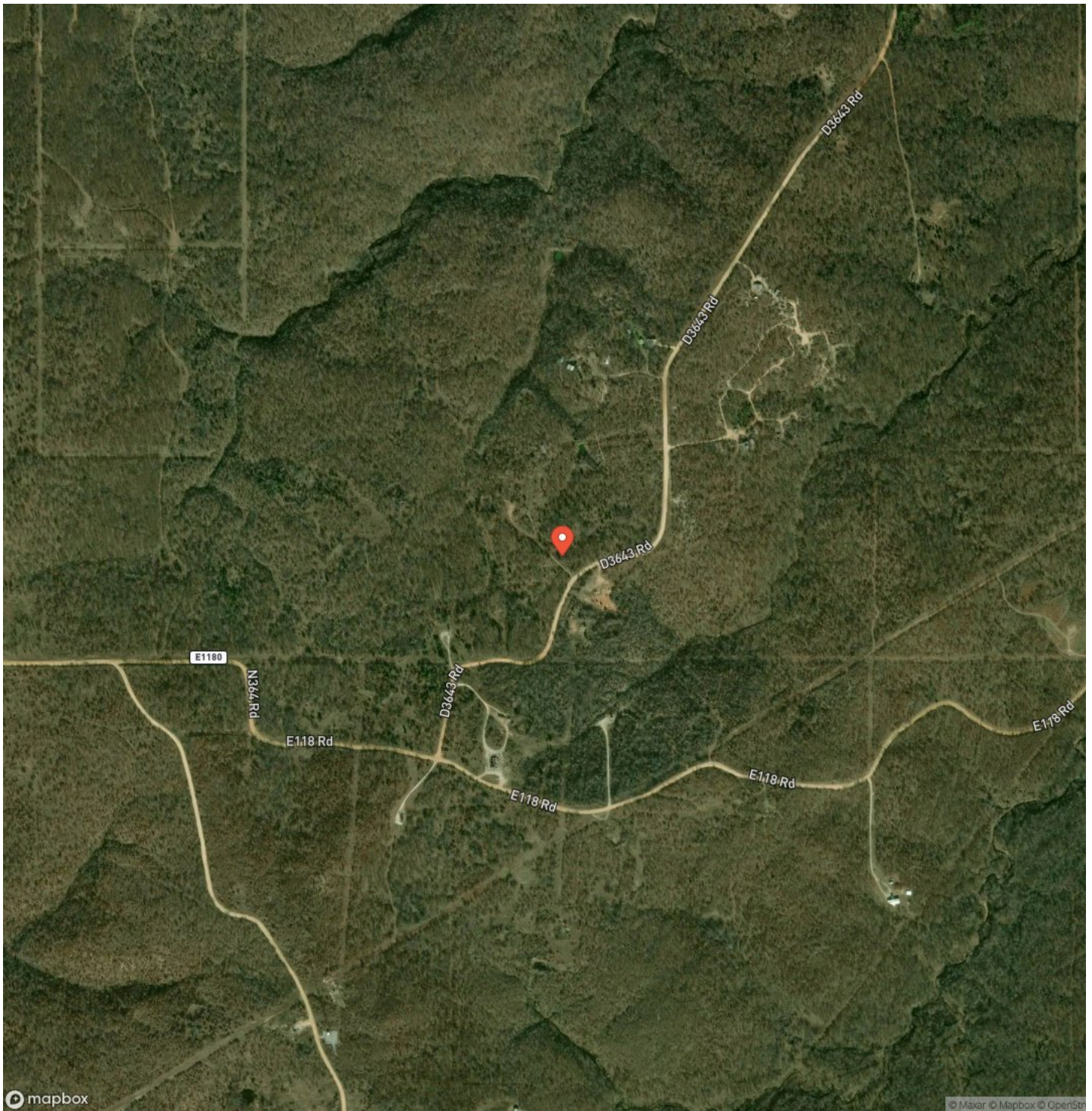
Locator Map



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

[illegible]

[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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

