Eastern Winchester Timber Rec Farm
N 248 Rd
Mounds, OK 74047

$426,000
104± Acres
Okmulgee County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
N 248 Rd

City, State Zip
Mounds, OK 74047

County
Okmulgee County

Type
Undeveloped Land, Hunting Land, Recreational Land, Timberland

Latitude / Longitude
35.797 / -95.9333

Acreage
104

Price
$426,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Located just South of Bixby in a highly sought-after area of Okmulgee County, this 104+/- acre tract is a rare find offering both prime hunting and build potential! Covered entirely in mature timber along with small areas with native grasses, the property provides a secluded, park-like setting with the kind of habitat that consistently holds and attracts wildlife. Two ponds and a wet weather creek supply reliable water sources, while a network of trails allows access throughout the entire property, great for checking stands, riding ATVs, or simply enjoying the land. A gated entrance adds to the privacy of the property. This tract is loaded with wildlife, including whitetail deer, turkey, quail and other small game, making it a turn-key recreational property. Multiple build sites are scattered throughout, offering excellent options for a home or cabin. With electric and water already on-site, much of the groundwork is in place to bring your vision to life. Combining seclusion and abundant wildlife, this property delivers the best of both worlds; a peaceful country living just a short drive from Bixby! Whether you're looking to hunt, build, or invest, this is a standout opportunity in a prime location! The property is located 13+/- miles from Bixby, 22+/- miles from Okmulgee and 33+/- miles from Tulsa! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Zac Williams at (918) 261-6094 .

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.





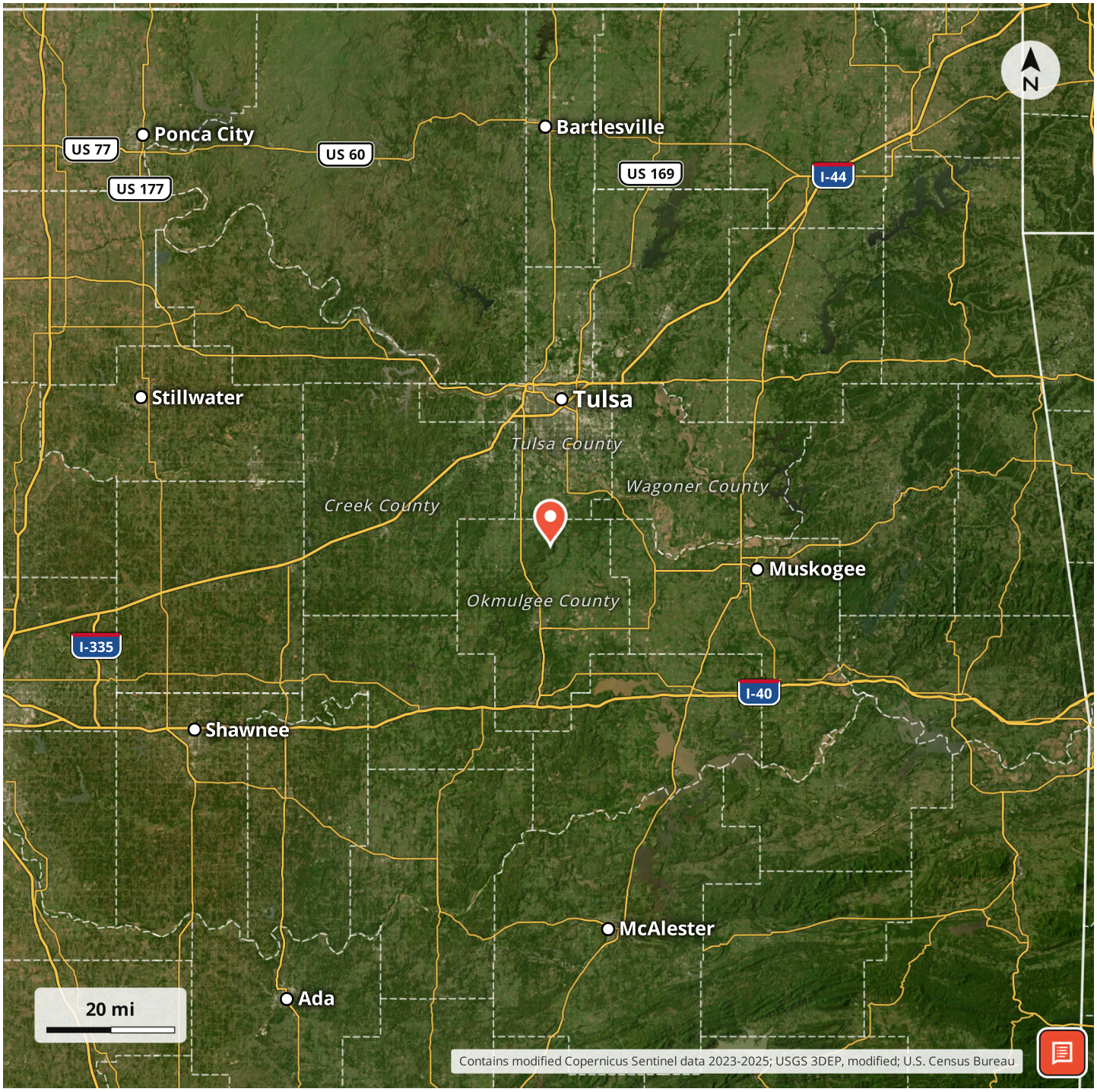




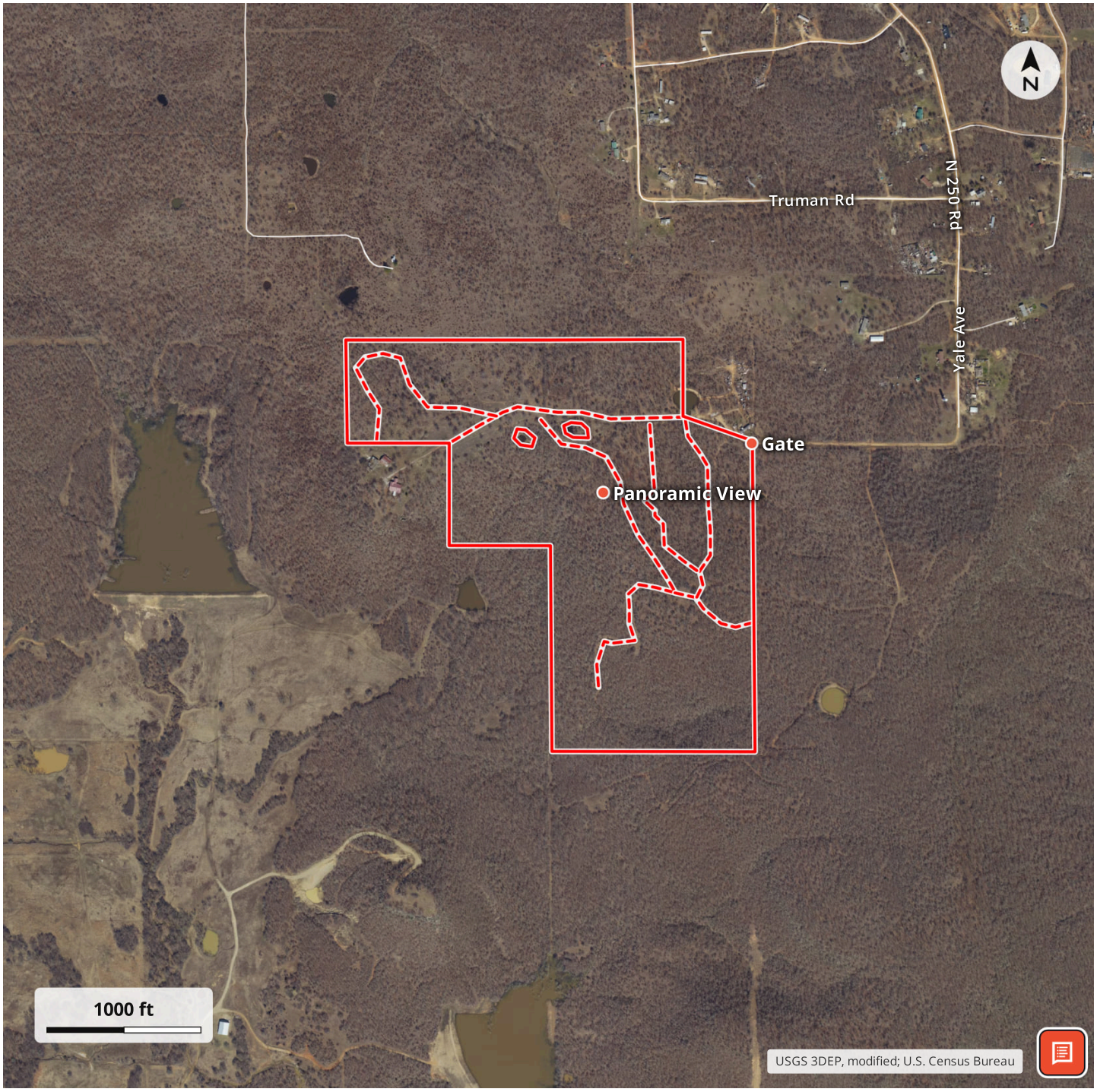




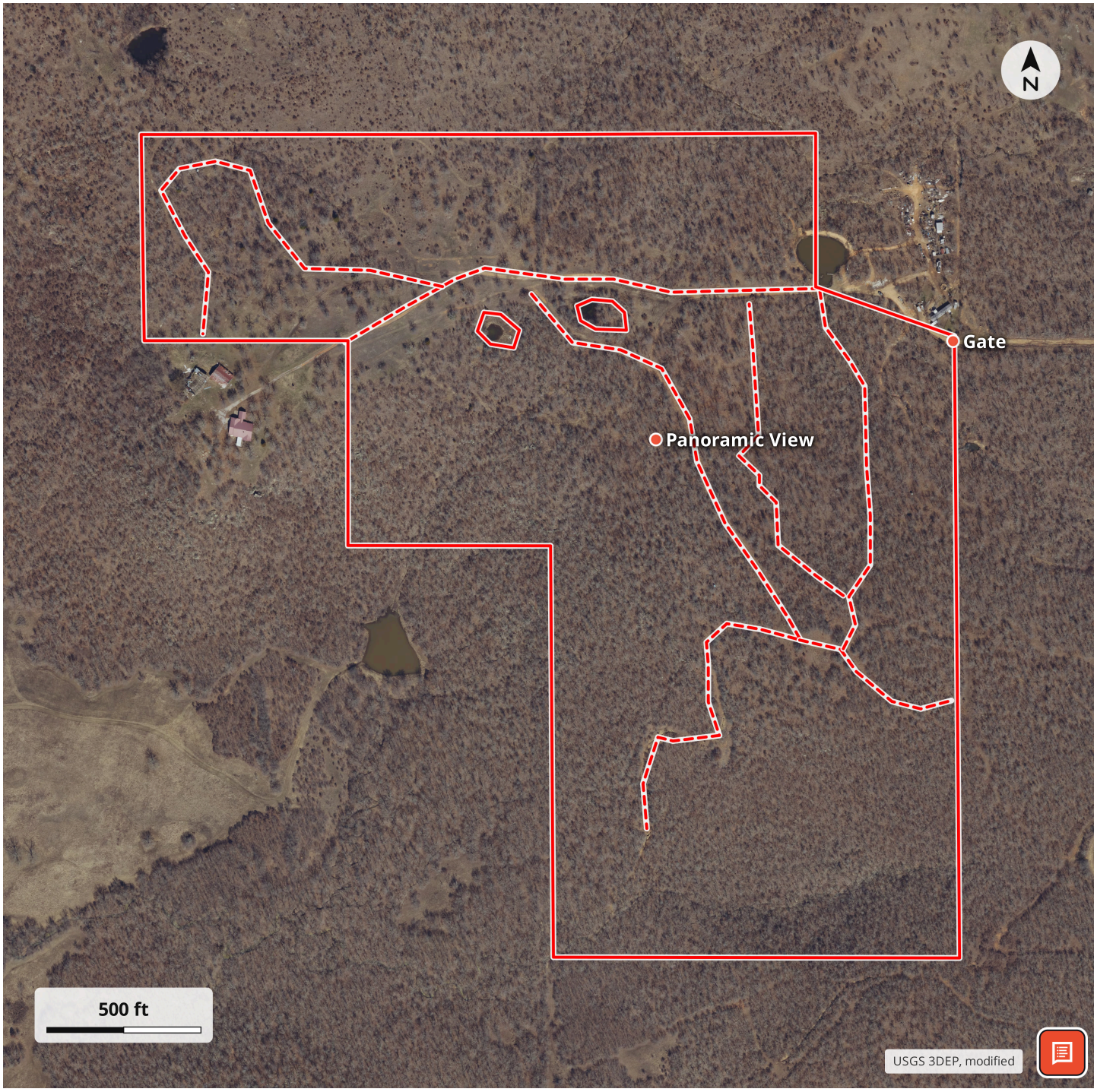
Regional Map



Locator Map


N
Truman Rd
N 250 Rd
Yale Ave
Gate
Panoramic View
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Zac Williams

Mobile
(918) 261-6094

Email
zac.williams@arrowheadlandcompany.com

City / State / Zip
Sapulpa, OK 74066

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/