Birch Road Build-Ready Tract
13020 Birch Rd
Okmulgee, OK 74447

$119,500
10± Acres
Okmulgee County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
13020 Birch Rd

City, State Zip
Okmulgee, OK 74447

County
Okmulgee County

Type
Undeveloped Land, Recreational Land, Lot

Latitude / Longitude
35.572712 / -95.96087

Acreage
10

Price
$119,500

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

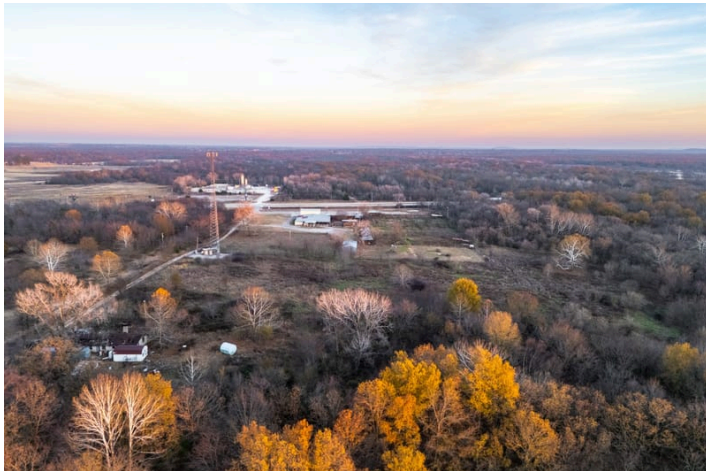
PRICE REDUCED! Tucked away just off Highway 75 and minutes south of Okmulgee, this 10 ± acre tract in Okmulgee County offers a rare opportunity to create a private country setting with excellent access to nearby towns! The land features open pasture blended with scattered timber, and includes an older home on-site that can be removed to make way for a fresh start. With road frontage along Birch Road on the north side and utilities already in place, the groundwork is set to simplify future construction and development. The property feels secluded while still being conveniently located to nearby amenities, making it an ideal spot for a small homestead, custom home, or weekend escape. There's plenty of room for a house, barn, or shop, along with space for a few head of cattle or other livestock. The manageable size makes it easy to maintain, while still offering ample outdoor space! Conveniently located just 16 ± minutes from Henryetta, 45 ± minutes from Tulsa, and 45 ± minutes from Eufaula and Eufaula Lake for quick weekend getaways, this property balances privacy with accessibility. With utilities in place, usable land, and a peaceful setting, this tract is ready to be transformed into the country home and lifestyle you've been dreaming of! 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 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.

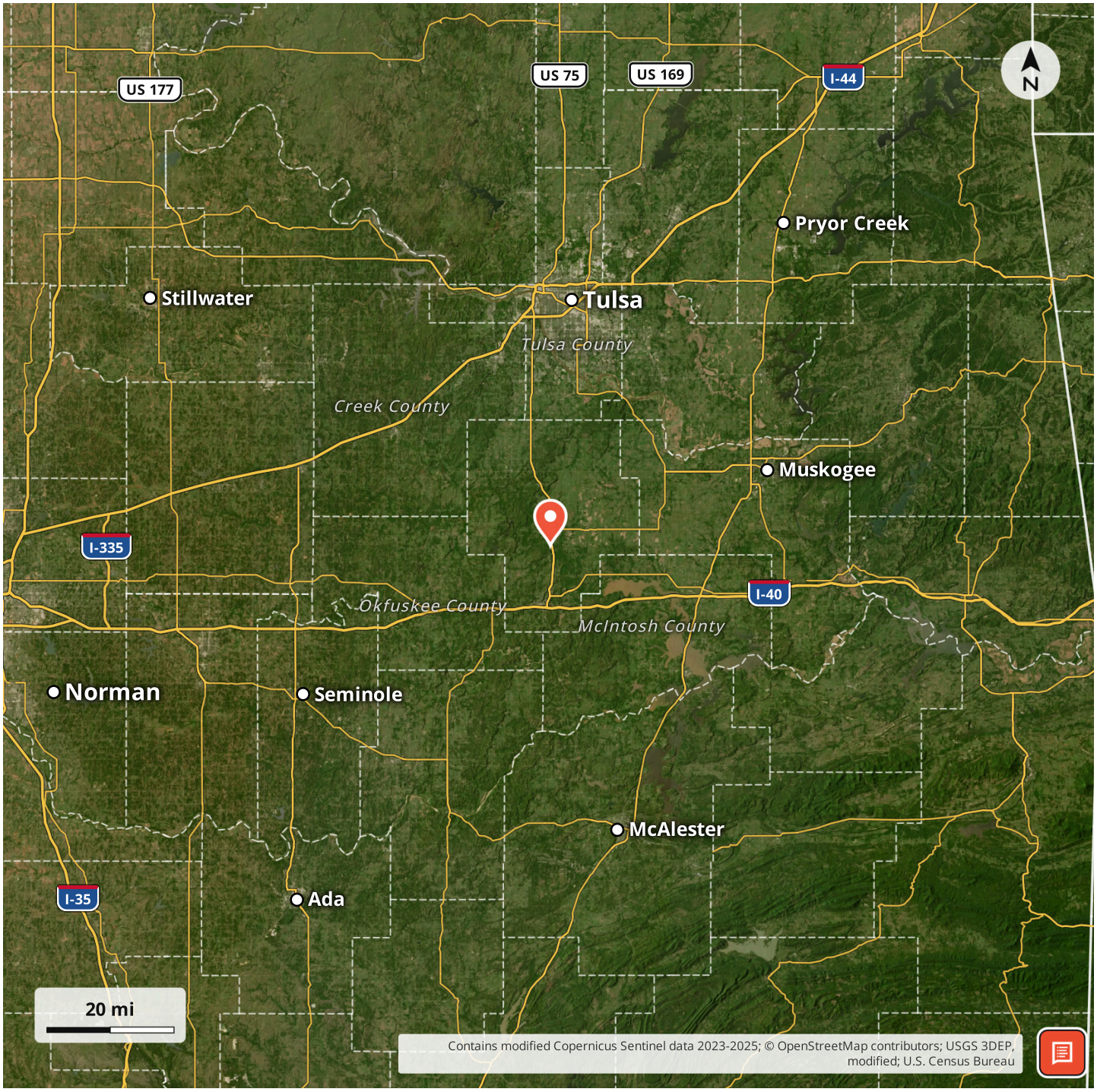
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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





Regional Map



Locator Map


E0990 Rd
US Hwy 75
US Hwy 62
N
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Zac Williams

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(918) 261-6094

Email
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City / State / Zip
Sapulpa, OK 74066

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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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