

**Rural Celia Berryhill Home**  
12605 Celia Berryhill Rd  
Okmulgee, OK 74447

**\$199,500**  
11.09± Acres  
Okmulgee County



**Rural Celia Berryhill Home**  
**Okmulgee, OK / Okmulgee County**

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**SUMMARY**

**Address**

12605 Celia Berryhill Rd null

**City, State Zip**

Okmulgee, OK 74447

**County**

Okmulgee County

**Type**

Hunting Land, Single Family, Recreational Land, Residential Property, Timberland

**Latitude / Longitude**

35.683276 / -95.96919

**Dwelling Square Feet**

1,330

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

11.09

**Price**

\$199,500

**Property Website**

<https://arrowheadlandcompany.com/property/rural-celia-berryhill-home/okmulgee/oklahoma/80459/>



**PROPERTY DESCRIPTION**

This 11.09 +/- acre property in Okmulgee County, Oklahoma, features a 1,330 +/- sq ft manufactured home with 3 bedrooms and 2 bathrooms. The home is carpeted throughout, except for the kitchen and bathrooms which have wood flooring. The master bathroom includes both a shower and a bathtub for added comfort. The kitchen is equipped with Frigidaire appliances and offers a convenient pantry room for storage. A sliding glass door opens to a back deck, perfect for enjoying the peaceful outdoor setting. The yard surrounding the home is cleared and open, while the rest of the property is wooded, providing privacy and natural beauty. A pond and a creek run through the land, and there are regular sightings of deer and turkey, making this an ideal property for outdoorsmen and people who enjoy observing wildlife. This property sits on unrestricted land and has recently been updated with new water lines, electrical lines, and septic lateral lines. It also has paved road frontage and is located in very close proximity to Highway 75. Just 8 +/- minutes from Okmulgee and 35 +/- minutes from Tulsa, this property offers a quiet country lifestyle with easy access to town. 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](tel:9182616094).

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## Locator Map

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## Locator Map

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## Satellite Map

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## **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.

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