Water-Rich Hunting Property
00 S 120 Rd
Okmulgee, OK 74447

$960,000
240± Acres
Okmulgee County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00 S 120 Rd

City, State Zip
Okmulgee, OK 74447

County
Okmulgee County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

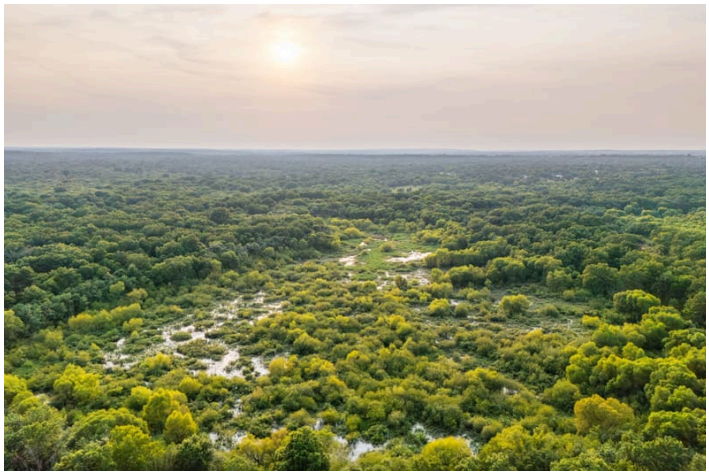
Latitude / Longitude
35.685148 / -96.150717

Acreage
240

Price
$960,000

Property Website
arrowheadlandcompany.com







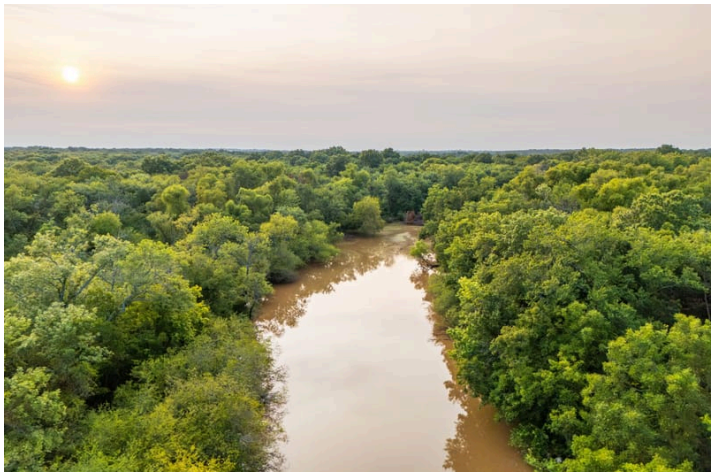
PROPERTY DESCRIPTION

Located in Okmulgee County, Oklahoma, this 240 +/- acre property offers the kind of seclusion that's becoming harder to find. Tucked well away from nearby homes, this property has been left largely untouched for years, creating exceptional habitat for wildlife. With one large open pasture surrounded by timber, there is plenty of room to establish food plots, set feeders and blinds, or create your own hunting camp. The property is loaded with water. A distributary winds through the southeast part of the property, while numerous wet-weather creeks snake through the timber, creating natural travel corridors for wildlife. A marshland area on the west side of the property provides additional habitat for waterfowl, and the abundance of water throughout the property helps attract and hold wildlife year-round. Outside of the main clearing, the property is almost entirely covered in timber, providing outstanding bedding cover and security for wildlife. Well-defined game trails can be found throughout the property, showing just how heavily deer use the area. Whitetail deer, hogs, turkeys, and waterfowl all call this property home, making it an excellent recreational tract for hunters looking for a property with diverse habitat. The sellers are currently working to improve access into the property, making it even easier to reach the interior of the tract while maintaining the privacy that makes this property so unique. This property is located just 25 +/- minutes from Okmulgee, 54 +/- minutes from Tulsa, and 1 hour 35 +/- minutes from Oklahoma City. If you're looking for a secluded hunting property with exceptional habitat, abundant water, and the ability to consistently hold wildlife, this is a tract you'll want to see. Sellers are currently working on access to the property. 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.

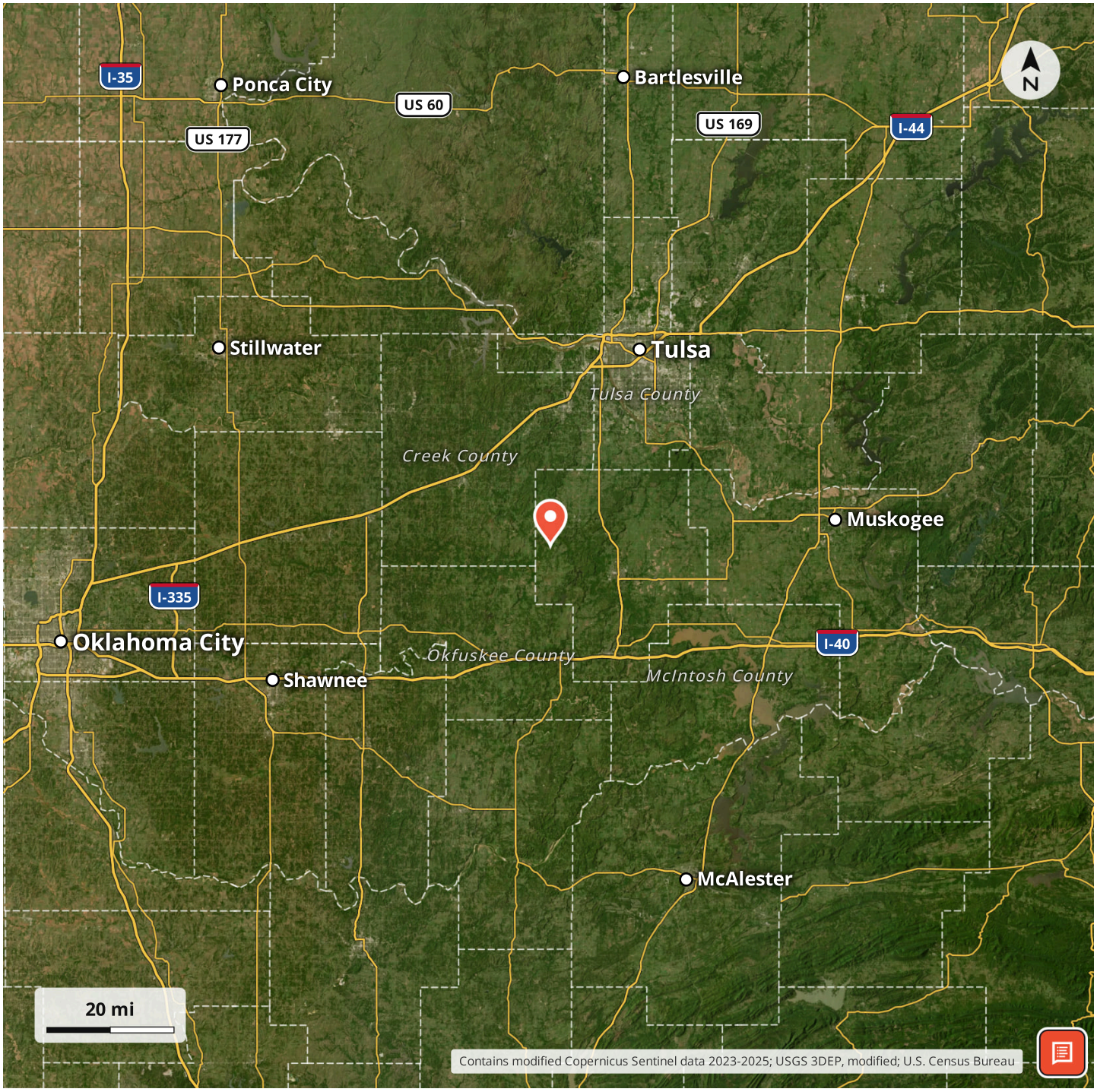
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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








Regional Map



Locator Map


N
Panoramic View
N-120 Rd
N3860 Rd
2000 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

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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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