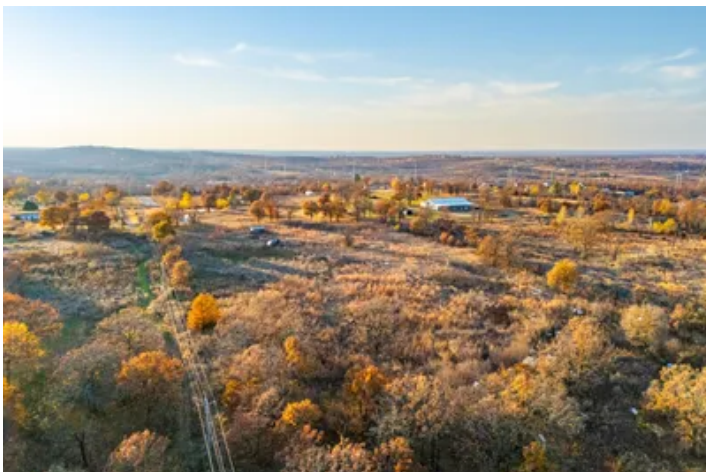


Country Homestead Near Mannford
7394 S 337th West Ave
Mannford, OK 74044

\$259,500
10± Acres
Creek County



Country Homestead Near Mannford Mannford, OK / Creek County

SUMMARY

Address

7394 S 337th West Ave

City, State Zip

Mannford, OK 74044

County

Creek County

Type

Farms, Recreational Land, Lot, Residential Property

Latitude / Longitude

36.057254 / -96.371673

Dwelling Square Feet

1,120

Bedrooms / Bathrooms

3 / 2

Acreage

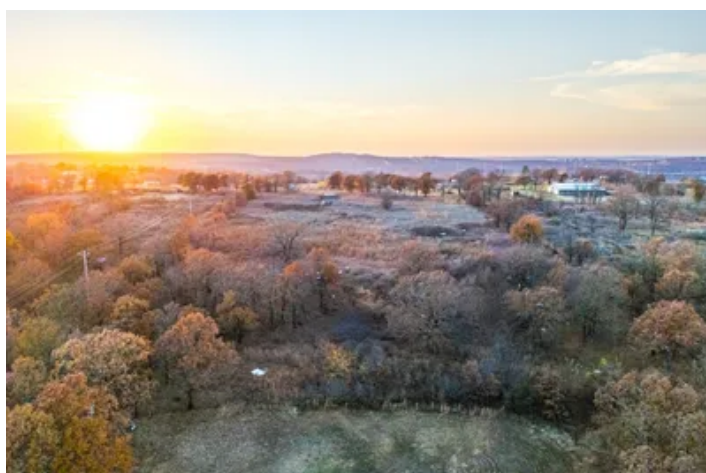
10

Price

\$259,500

Property Website

<https://arrowheadlandcompany.com/property/country-homestead-near-mannford/creek/oklahoma/94221/>



Country Homestead Near Mannford Mannford, OK / Creek County

PROPERTY DESCRIPTION

PRICE REDUCED! Tucked back on a peaceful 10 +/- acre tract in Creek County, this secluded property offers quiet country living with room to grow! A private entrance and driveway lead you into the acreage, where a 3-bedroom, 2-bath, 1,120 ± sq ft home sits surrounded by open pasture and mature trees. The home has begun remodeling updates and features a spacious living area warmed by a wood stove. The home operates on a propane system, offering reliable and efficient utility service. One of the standout features is the large 2,000 ± sq ft metal shop building, complete with multiple rooms—perfect for storage, equipment, or workshop use. There is also a smaller storage shed for additional space. The land itself is primarily open pasture, making it well-suited for livestock, gardening, or creating a small hobby farm setup. Near the entrance, a wet-weather creek flows through the property and, during spring and summer rains, forms a natural seasonal waterfall that adds charm and character to the landscape. With its quiet setting and usable ground, this tract offers an excellent foundation for expanding, remodeling, or building a future dream home. Located just 16 ± minutes from Mannford, 20 ± minutes from Keystone Lake, 45 ± minutes from the Tulsa International Airport, and 50 ± minutes from Stillwater, it provides a peaceful rural lifestyle with convenient access to nearby towns and amenities. Whether you're seeking a manageable homestead, a small place for livestock, or a private country setting to make your own, this property delivers space, privacy, and opportunity in one package. 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).

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.

Country Homestead Near Mannford
Mannford, OK / Creek County



Locator Map



Locator Map



Satellite Map



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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