Timbered Hunting Tract with Development Potential
E 113th Street South
Muskogee, OK 74403

$199,000
50± Acres
Muskogee County

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
E 113th Street South

City, State Zip
Muskogee, OK 74403

County
Muskogee County

Type
Undeveloped Land, Hunting Land, Recreational Land, Timberland

Latitude / Longitude
35.590812 / -95.294613

Acreage
50

Price
$199,000

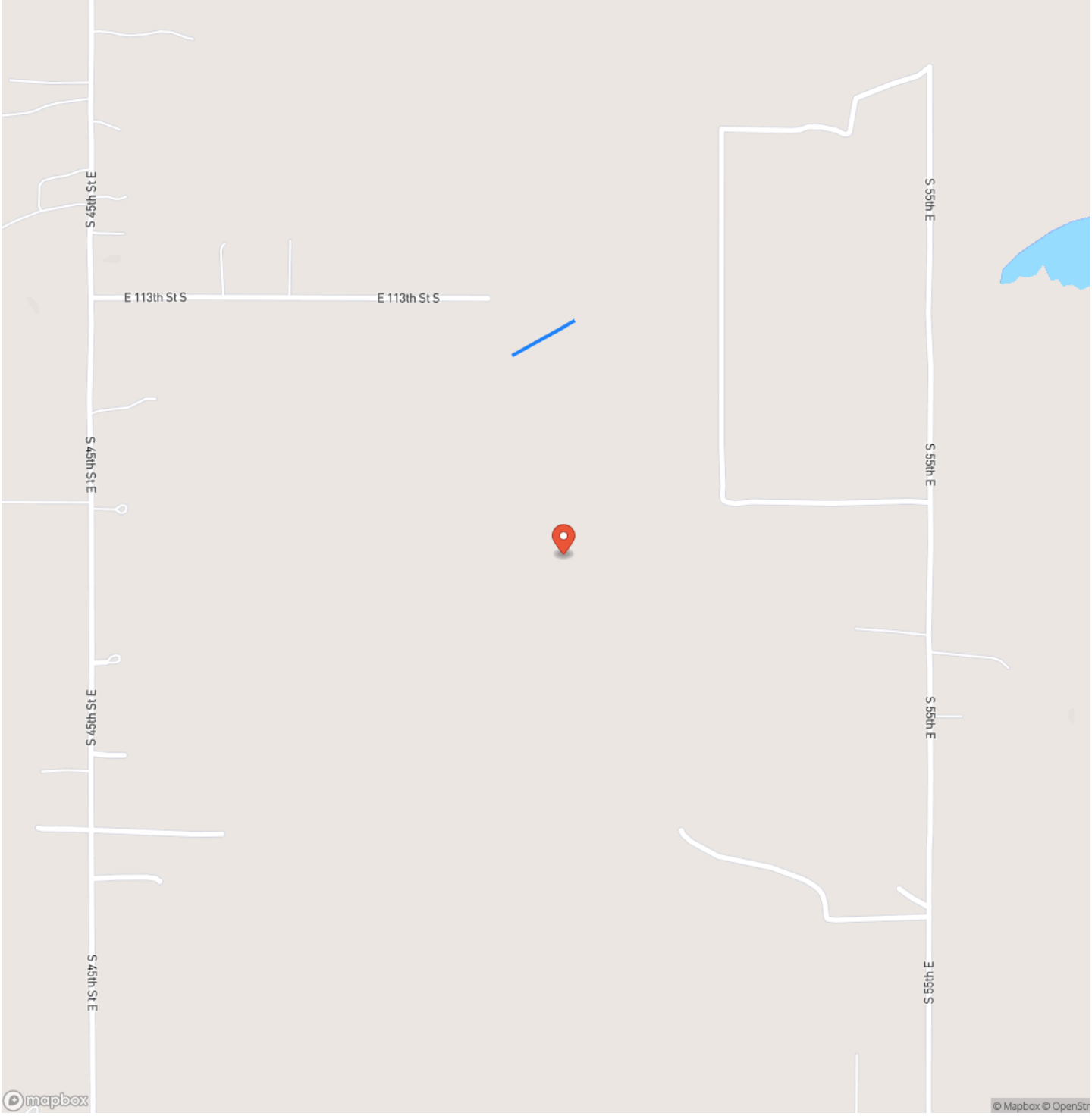
Property Website
https://arrowheadlandcompany.com/property/timbered-hunting-tract-with-development-potential-muskogee-oklahoma/84637/

PROPERTY DESCRIPTION

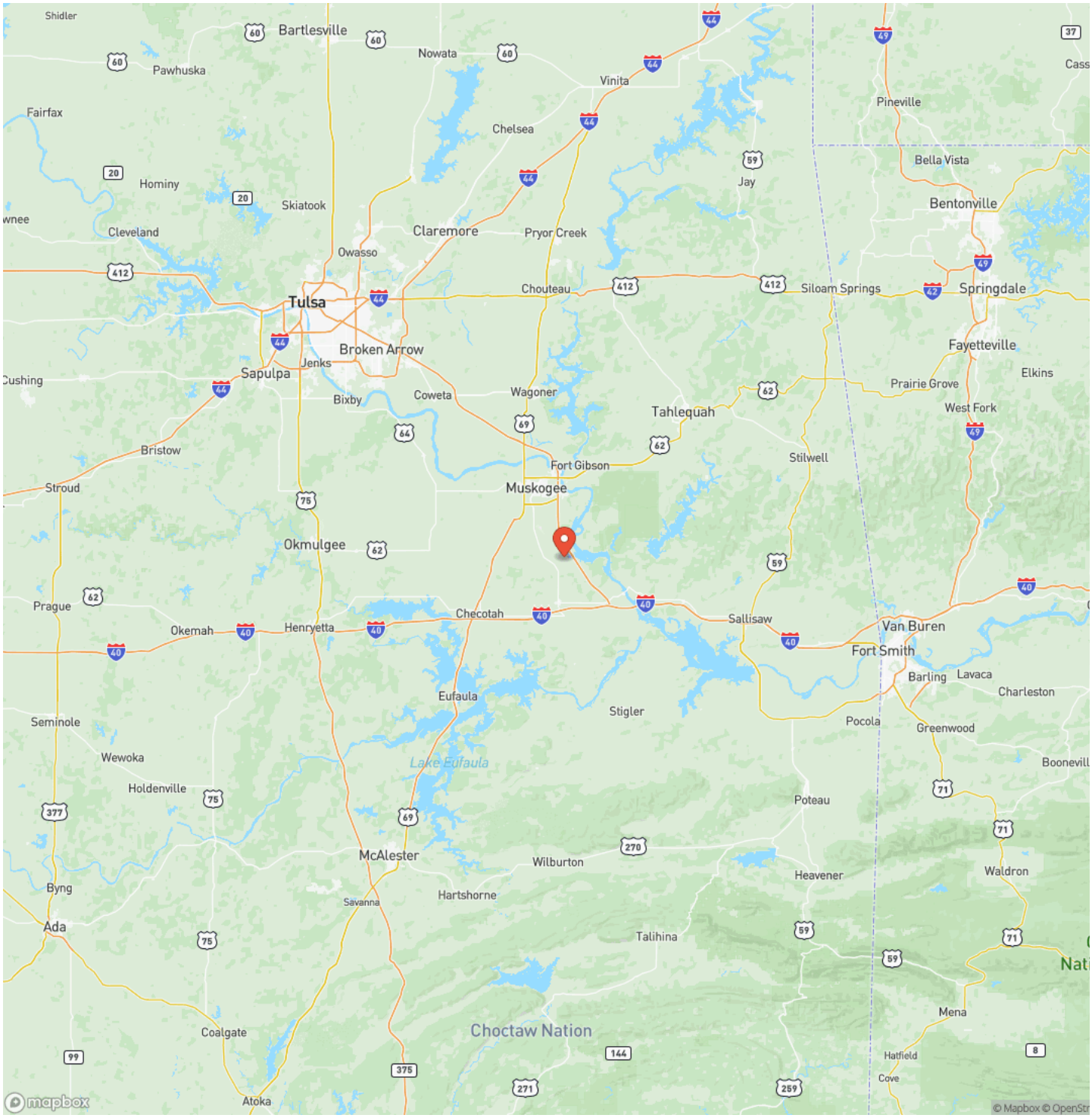
This 50+/-acre tract in Muskogee County, Oklahoma offers a prime opportunity for recreational use, hunting, or future development! The property is a long, wooded stretch of mature timber, providing excellent cover for wildlife and a secluded feel throughout. Ideal for outdoorsmen, the land supports populations of deer, turkey, and small game, with wet-weather creeks running through the front portion of the property to enhance the habitat. Though currently undeveloped, the property presents strong potential for a homesite or cabin retreat, with electricity available at the road and partial fencing already in place. Road frontage provides convenient access, and the property is located just 10+/-minutes from the Arkansas River, 16+/-minutes to the town of Muskogee, 38+/-minutes to Eufaula Lake, 1 hour to Fort Gibson Lake, and 58+/-minutes to Tahlequah. Whether you're looking for a private hunting getaway or a blank slate for future development this scenic and versatile acreage is worth a look. 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 .

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.

Locator Map


S 45th St E
E 113th St S
E 113th St S
S 45th St E
S 45th St E
S 45th St E
S 55th E
S 55th E
S 55th E
S 55th E
mapbox
© Mapbox © OpenStr

Locator Map


Shidler
Bartlesville
Nowata
Pawhuska
Vinita
Fairfax
Chelsea
Pineville
Bella Vista
Hominy
Jay
Skiatook
Bentonville
Cleveland
Claremore
Pryor Creek
Owasso
Chouteau
Siloam Springs
Springdale
Tulsa
Broken Arrow
Fayetteville
Jenks
Sapulpa
Elkins
Prairie Grove
Bixby
Coweta
Wagoner
West Fork
Tahlequah
Bristow
Stilwell
Fort Gibson
Stroud
Muskogee
Okmulgee
Prague
Checotah
Okemah
Henryetta
Sallisaw
Van Buren
Fort Smith
Barling
Lavaca
Charleston
Eufaula
Stigler
Seminole
Pocola
Greenwood
Wewoka
Lake Eufaula
Holdenville
Poteau
McAlester
Wilburton
Heavener
Waldron
Byng
Savanna
Hartshorne
Ada
Talihina
Mena
Coalgate
Choctaw Nation
Hatfield
Cove
Atoka
mapbox
© Mapbox © OpenStr

Satellite Map

LISTING REPRESENTATIVE

For more information contact:

Representative
Zac Williams

Mobile
(918) 261-6094

Email
zac.williams@arrowheadlandcompany.com

Address

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/