

Sassafras Creek Highway Farm
HWY 70
Bennington, OK 74723

\$656,500
101± Acres
Bryan County



**Sassafras Creek Highway Farm
Bennington, OK / Bryan County**

SUMMARY

Address

HWY 70

City, State Zip

Bennington, OK 74723

County

Bryan County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.0078 / -96.0857

Acreage

101

Price

\$656,500

Property Website

<https://arrowheadlandcompany.com/property/sassafras-creek-highway-farm/bryan/oklahoma/100790/>



Sassafras Creek Highway Farm Bennington, OK / Bryan County

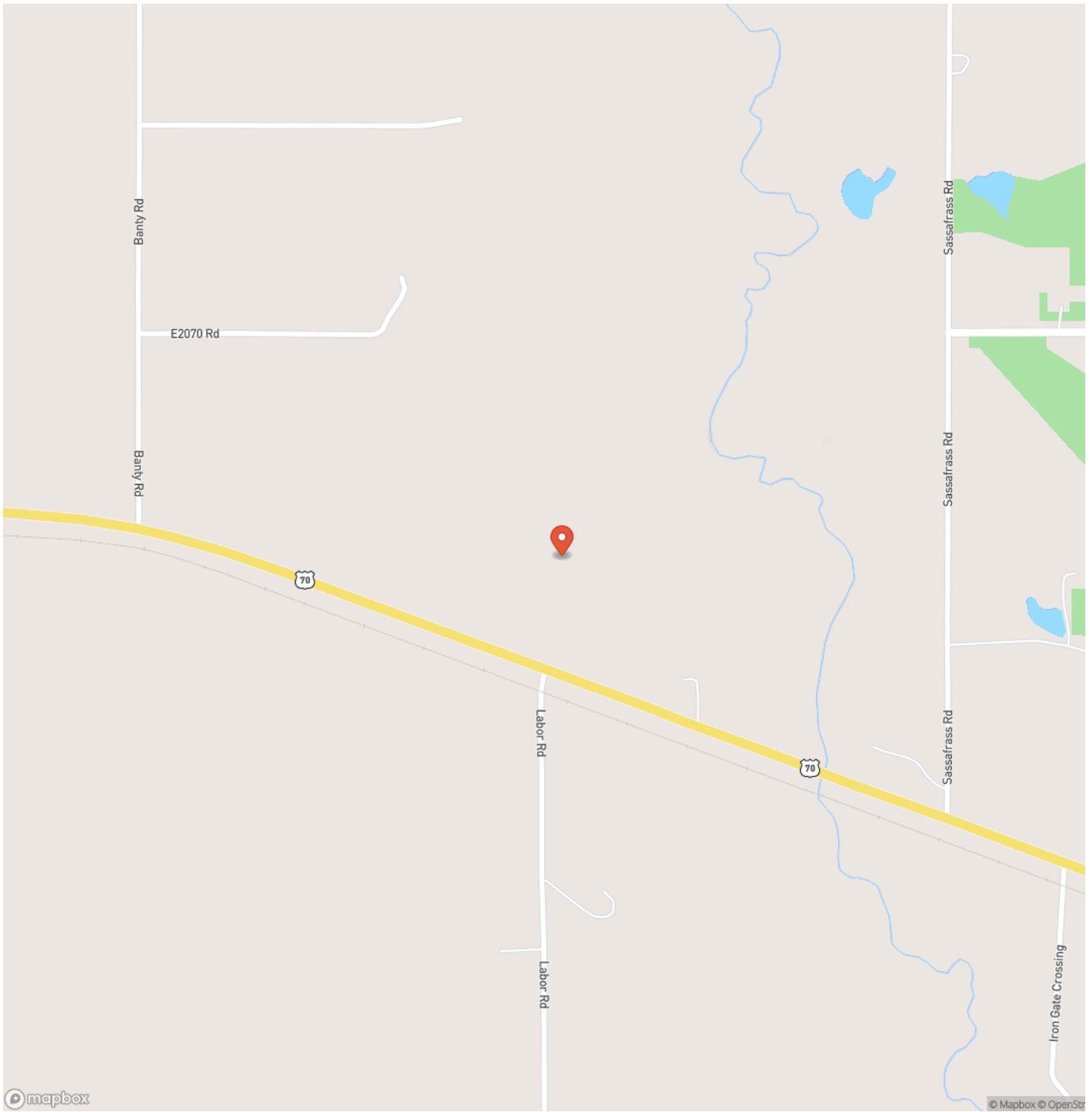
PROPERTY DESCRIPTION

Located in Bennington, Oklahoma, this 101 ± acre recreational and hunting property offers a strong mix of open ground and thick timber, creating excellent habitat for wildlife while still providing usable space across the property! With direct frontage along Highway 70, access to the land is convenient while still offering the privacy and natural setting that make this type of property appealing. The land itself features a balanced layout of open fields and dense woods, creating ideal travel corridors and bedding areas for wildlife. Three ponds are scattered across the property and provide dependable water sources that help support the wildlife population. In addition to the ponds, Sassafras Creek runs along the east side of the property, adding another natural water feature that can serve as a water source. The property supports a variety of game including whitetail deer, hogs, ducks, and dove, making it well suited for year-round recreational use! With electricity running along the road and multiple open areas throughout the property, there are also several great locations to build a cabin, hunting lodge, or future homesite. Beyond recreation, the property also offers long-term potential as an investment with the continued growth happening throughout Southern Oklahoma. Its location places it approximately 40 ± minutes from the new Hard Rock Casino in Kingston, 55 ± minutes from Lake Texoma, 1 hour 45 ± minutes from Dallas, Texas, and 2 hours 40 ± minutes from Oklahoma City, giving it accessibility while still maintaining a rural setting. With a strong combination of habitat, water sources, highway access, and future potential, this property offers a great opportunity to own a versatile recreational tract in Bryan County. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Joe Marzahl at [\(469\) 596-9016](tel:469-596-9016). 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.

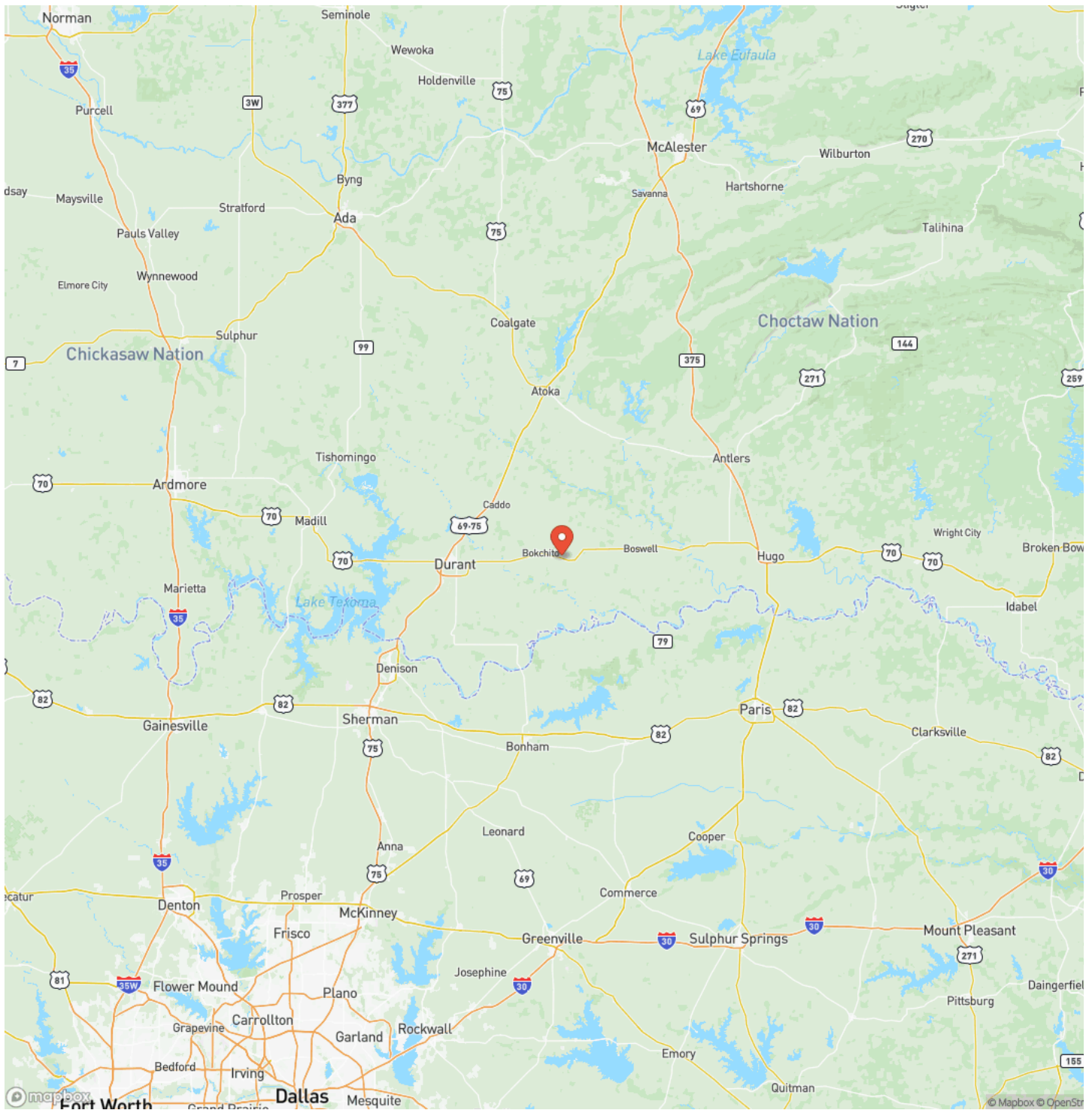
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Locator Map



Locator Map



Satellite Map



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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