

Buildable Acreage Near Mannford
S 417th St S
Jennings, OK 74044

\$88,000
8.04± Acres
Creek County



Buildable Acreage Near Mannford Jennings, OK / Creek County

SUMMARY

Address

S 417th St S

City, State Zip

Jennings, OK 74044

County

Creek County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

36.0866 / -96.4591

Acreage

8.04

Price

\$88,000

Property Website

<https://arrowheadlandcompany.com/property/buildable-acreage-near-mannford-/creek/oklahoma/105026/>



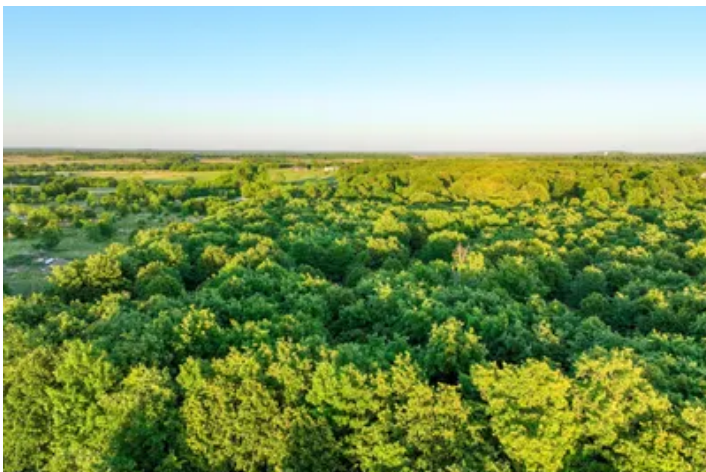
Buildable Acreage Near Mannford Jennings, OK / Creek County

PROPERTY DESCRIPTION

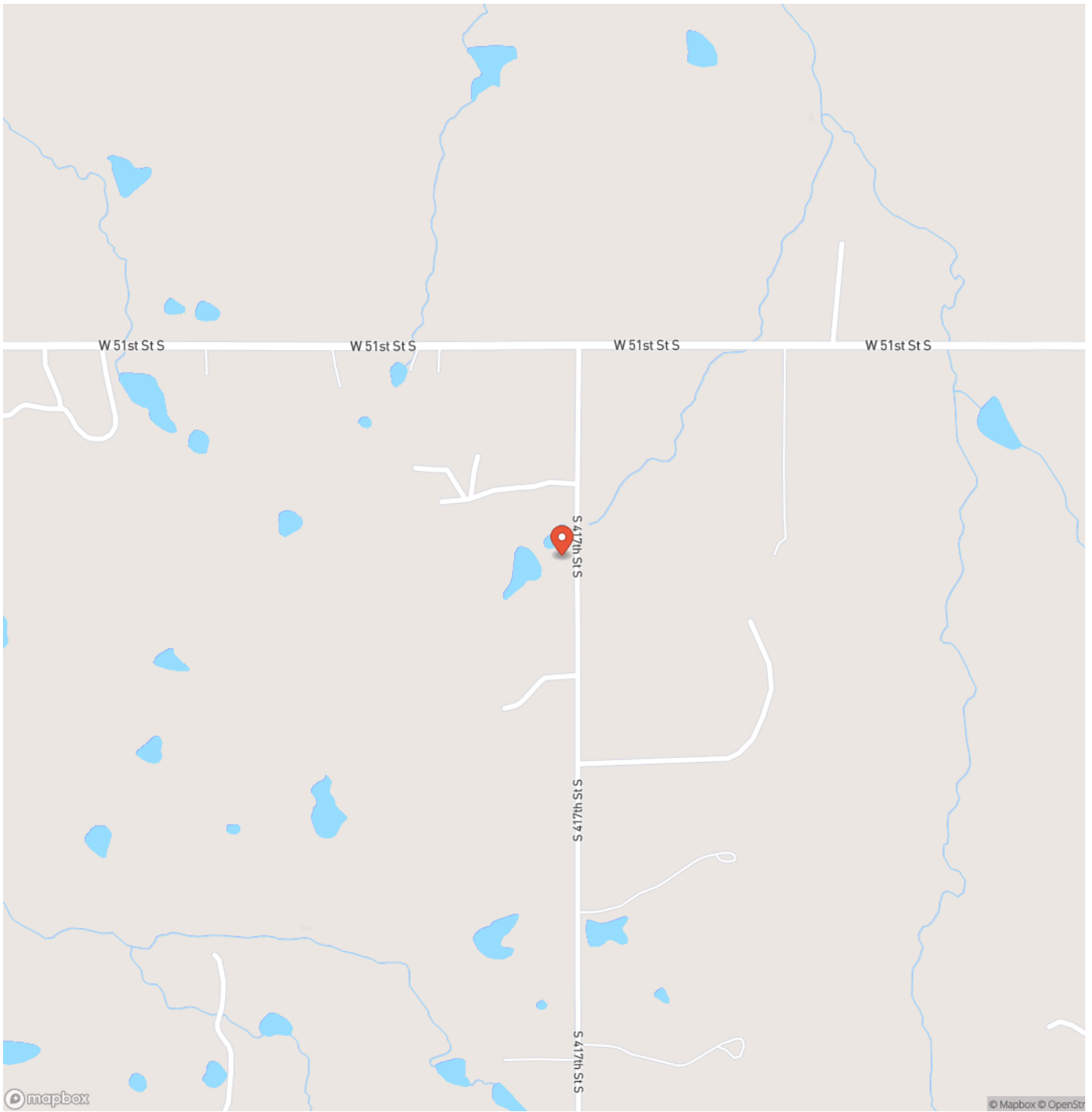
Located just a short drive from Tulsa, this beautiful 8.04+/- acre property in Creek County offers a great opportunity for privacy, convenience, and build-ready potential! Covered primarily in mature timber with scattered clearings of native grasses, the land provides a peaceful rural setting. A stocked pond serves as the centerpiece of the property, offering great fishing opportunities and a scenic backdrop for a future home or weekend getaway. A cleared homesite is already in place, making it easy to start building, while water and electric are both accessible nearby. With paved road frontage and convenient access to Tulsa, this property combines the quiet feel of the country with the convenience of being close to town. Whether you're looking to build your dream home, create a recreational retreat, or invest in a small acreage property with excellent potential, this tract is ready to bring your vision to life! The property is located 7+/- miles from Mannford, 20+/- miles from Cleveland and 30+/- miles from Tulsa! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis at [\(539\) 238-7693](tel:5392387693).

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.

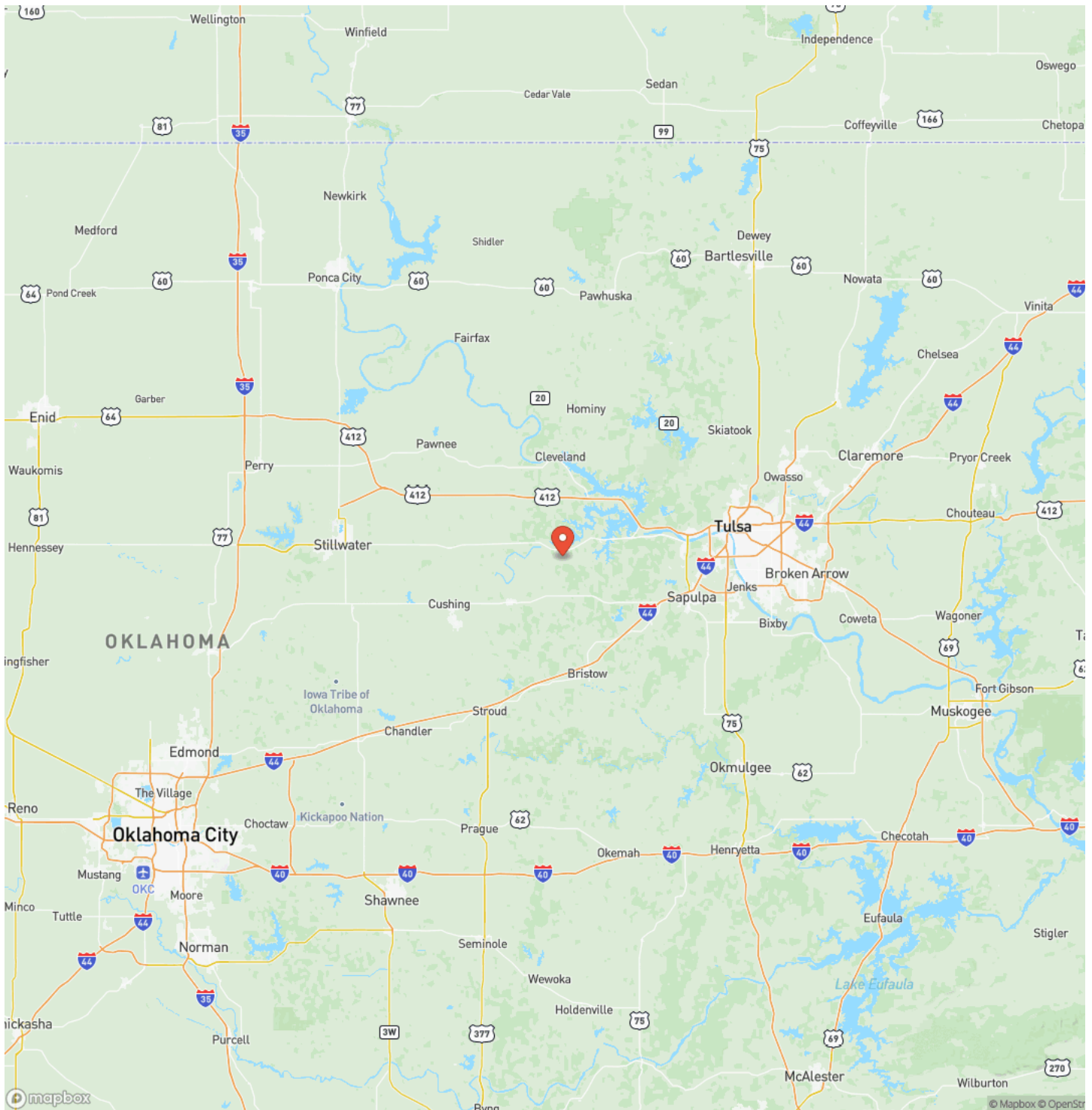
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Jennings, OK / Creek County**



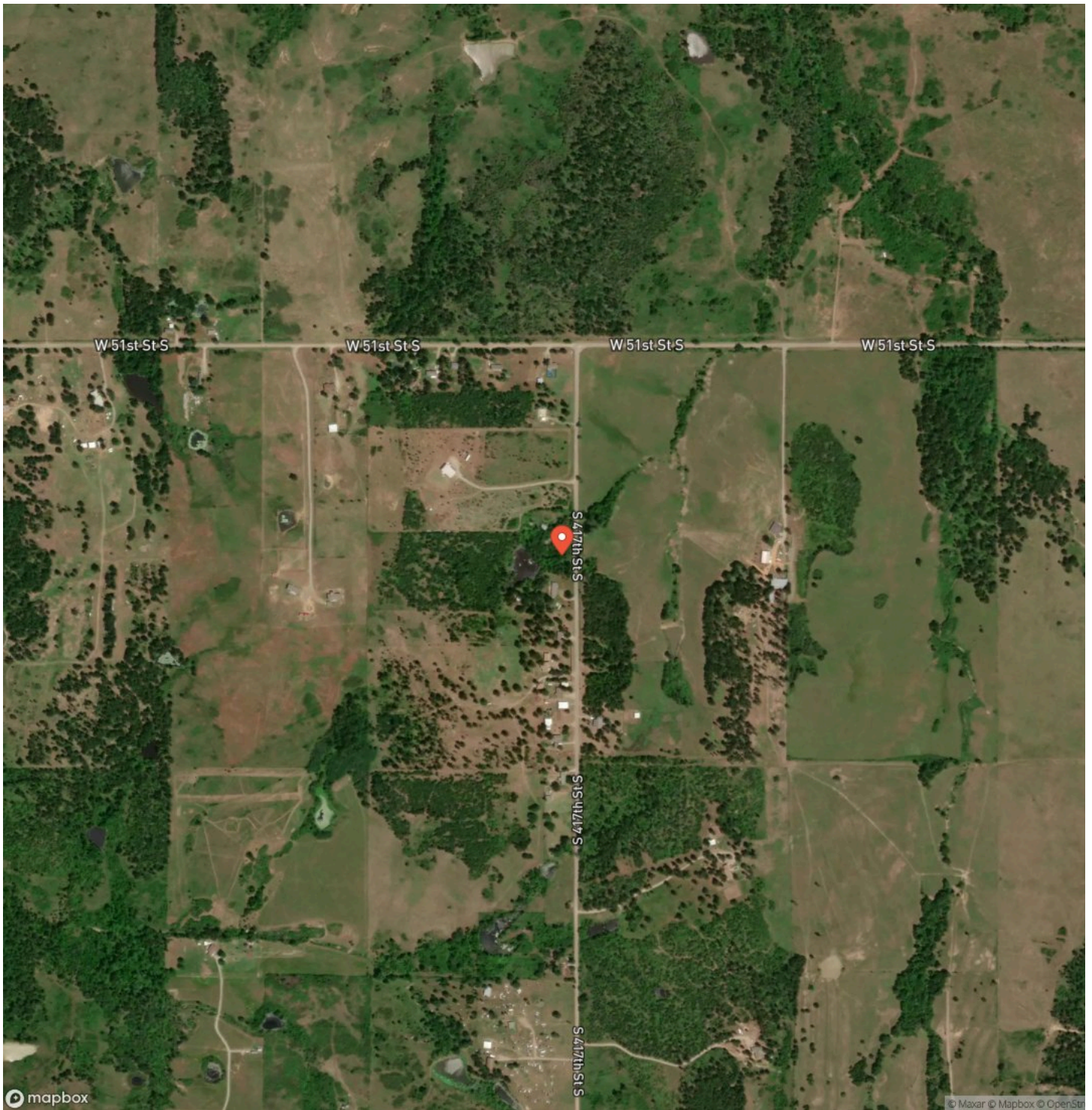
Locator Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

