

Timber Creek Rec Homesite Farm
00 E 243rd St S
Porum, OK 74455

\$162,180
36.04± Acres
Muskogee County



Timber Creek Rec Homesite Farm
Porum, OK / Muskogee County

SUMMARY

Address

00 E 243rd St S

City, State Zip

Porum, OK 74455

County

Muskogee County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

35.4069 / -95.3428

Acreage

36.04

Price

\$162,180

Property Website

<https://arrowheadlandcompany.com/property/timber-creek-rec-homesite-farm-muskogee-oklahoma/112110/>



PROPERTY DESCRIPTION

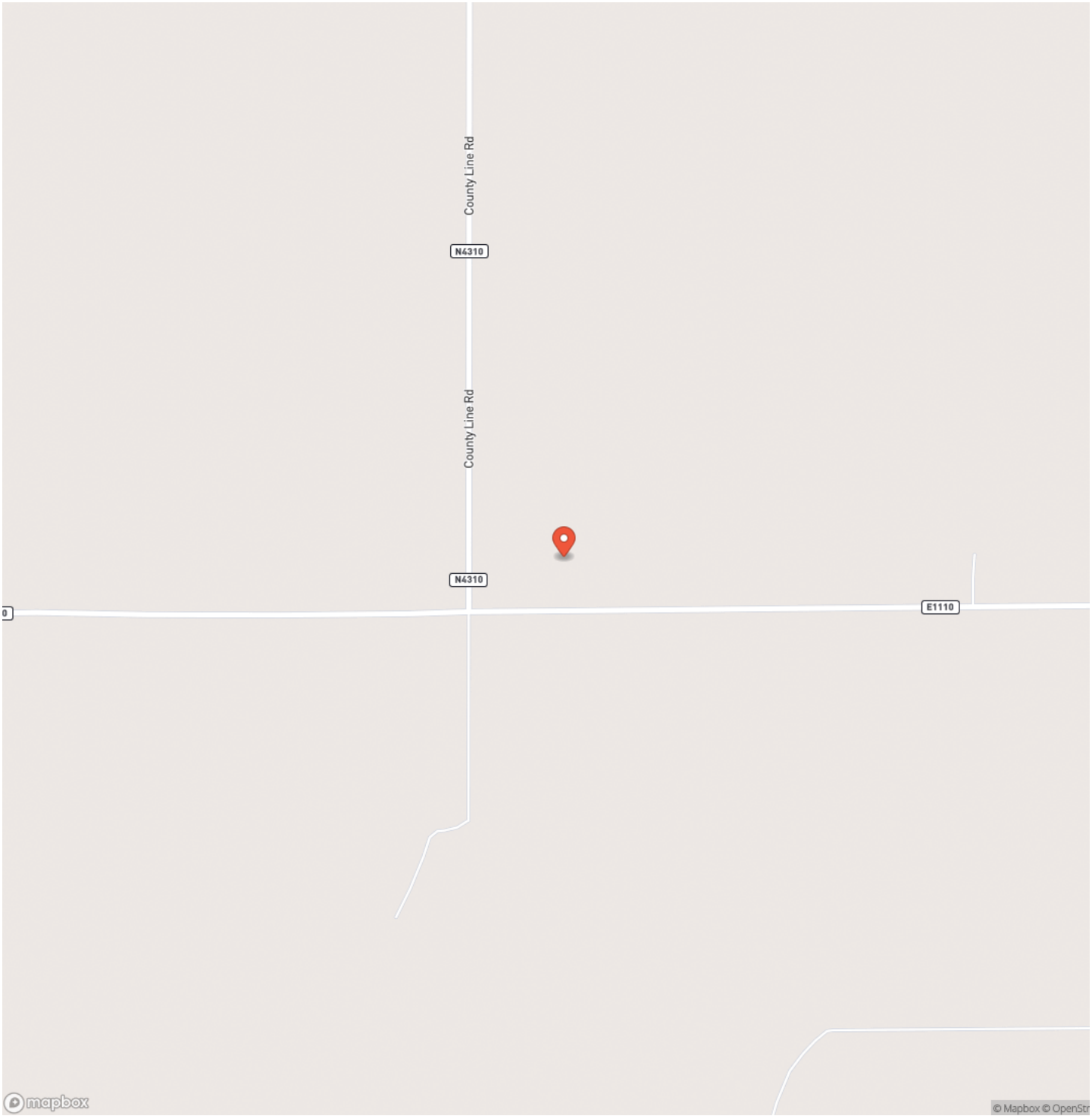
Take a look at this 36.04+/- acre property in Muskogee County, offering approximately 50% pasture and 50% timber/shrub brush creek bottoms! The timbered north side features a creek winding through the woods, creating an excellent wildlife corridor, along with a pond that provides an additional water source. Offering great wildlife habitat, supporting healthy populations of whitetail deer, wild turkey, quail, and other small game, this property sets up to have the potential to be an excellent recreational tract! The pasture consists of thick native grasses, shrubs, and juvenile trees, providing exceptional cover for deer and other game while also offering the potential to be reclaimed into productive grazing pasture with some management. The property is fully fenced, though some maintenance would improve its condition. With some land management, this property has the potential to become a highly functional farm, ranch, recreational retreat, or homesite. Electricity is available at the road, making future improvements more convenient. If you're searching for a property with water, timber, pasture, and outstanding long term potential, this Muskogee County tract is well worth a look! Conveniently located just a short drive from Lake Eufaula, this versatile property offers the perfect combination of recreational enjoyment, agricultural potential, homesite possibilities and long-term investment value! The farm is located 8+/- miles from Bixby Creek on Lake Eufaula, 15+/- miles from Whitefield and 29+/- miles from Muskogee. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Bret Horn at [\(580\) 737-0111](tel:5807370111).

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.

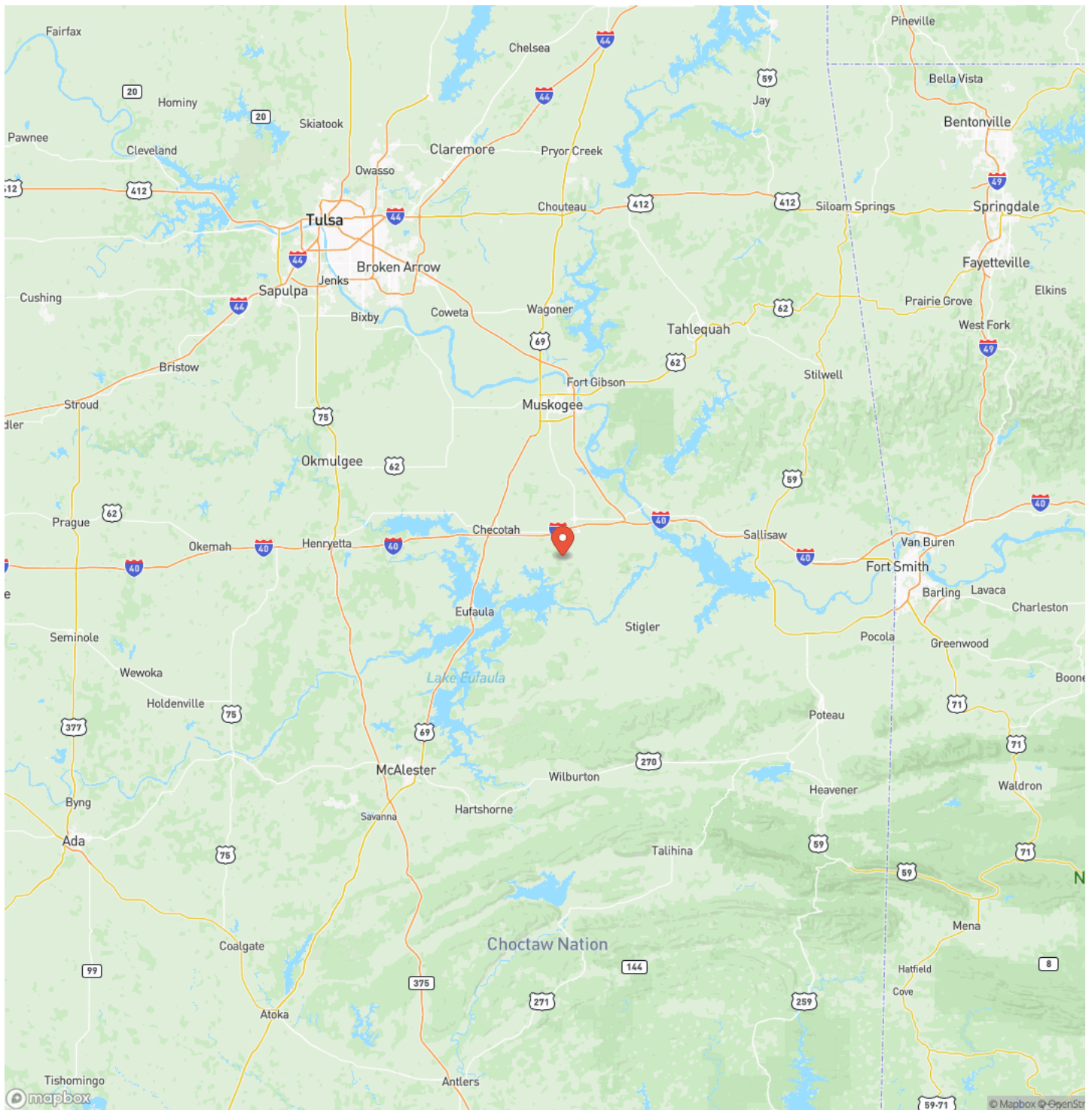
Timber Creek Rec Homesite Farm
Porum, OK / Muskogee County



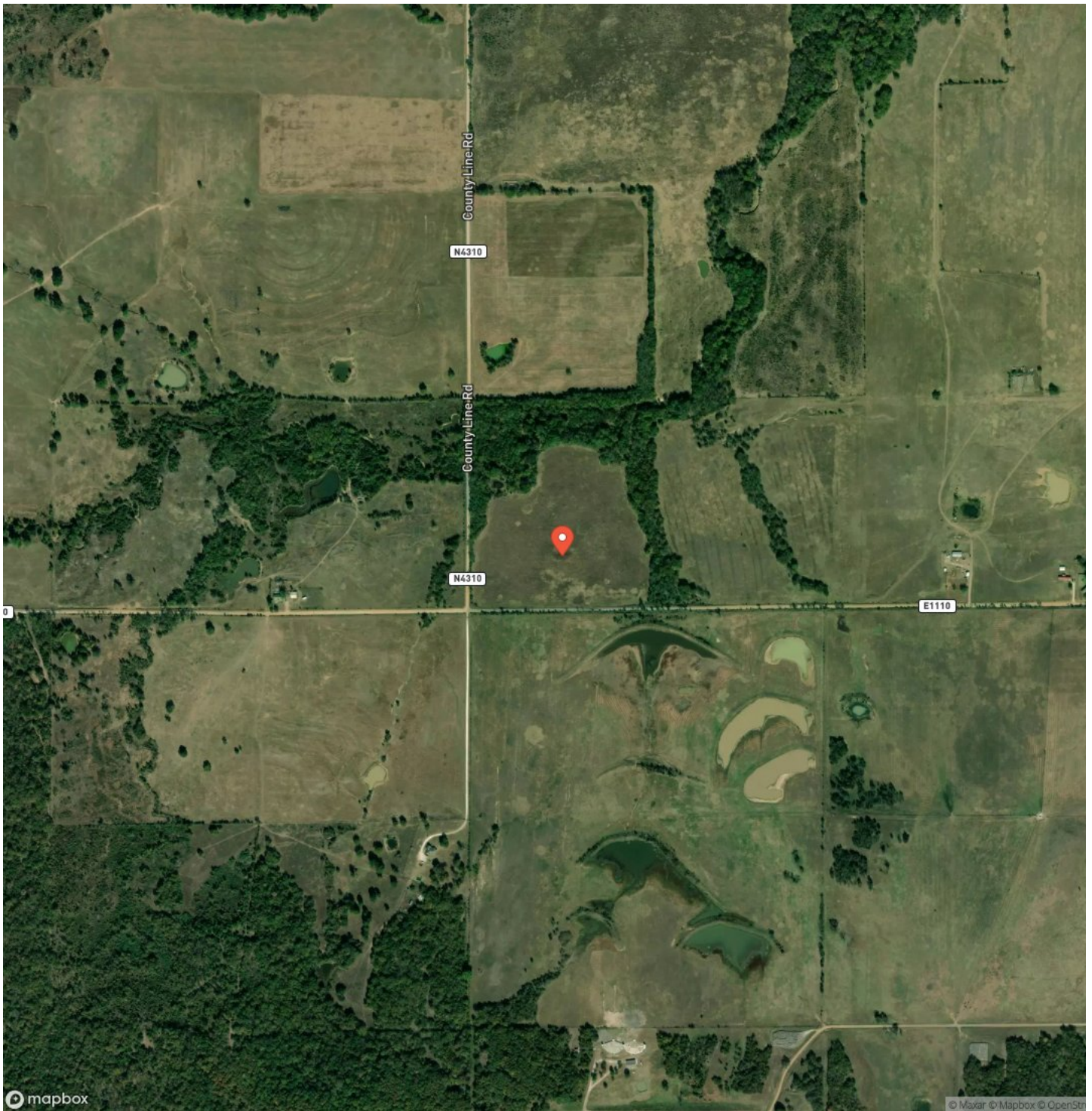
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Bret Horn

Mobile

(580) 737-0111

Email

bret.horn@arrowheadlandcompany.com

Address

City / State / Zip

Waynoka, OK 73860

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

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/>

