Fourmile Creek Farm
00 E 30 Rd
Miami, OK 74354

$978,000
163± Acres
Ottawa County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00 E 30 Rd

City, State Zip
Miami, OK 74354

County
Ottawa County

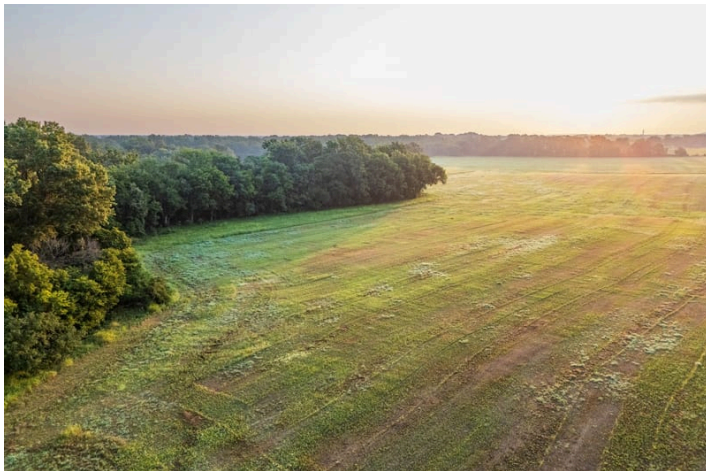
Type
Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
36.968908 / -94.952505

Acreage
163

Price
$978,000

Property Website
arrowheadlandcompany.com





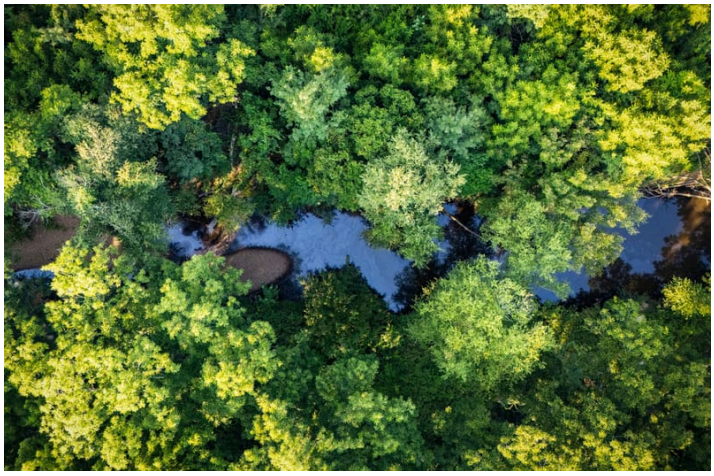
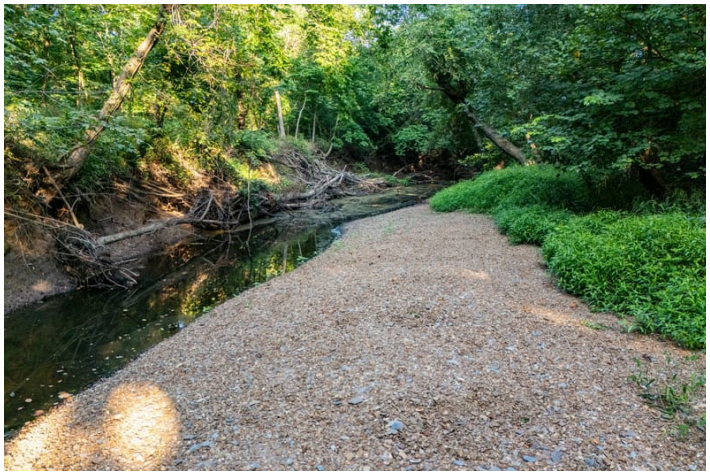
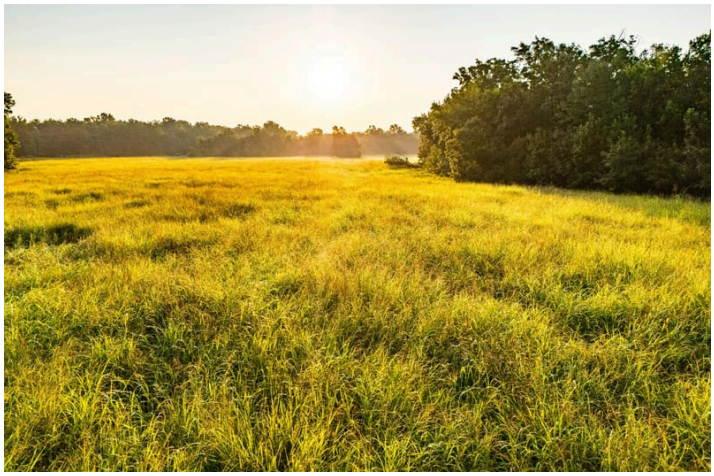
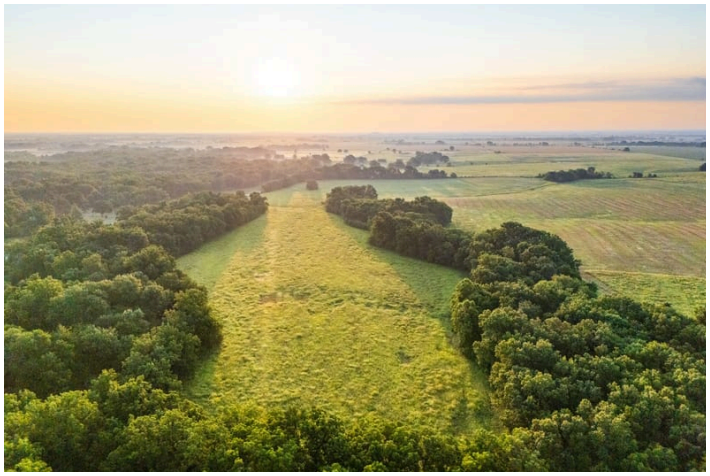


PROPERTY DESCRIPTION

Take a look at Fourmile Creek Farm, an exceptional 163+/- acre recreational and tillable income-producing property with blacktop frontage in Ottawa County, Oklahoma, offering an outstanding mix between productive farmland and quality hunting opportunities! Properties that blend strong agricultural income with premier hunting opportunities are becoming increasingly difficult to find, and this farm is a prime example of both! Approximately 27+/- acres of mature hardwood timber line the banks of Fourmile Creek, creating the type of secluded travel corridors and bedding cover that consistently attract and hold mature whitetails. Numerous natural funnels, stand locations, and idea food plot sites provide outstanding hunting opportunities throughout the season, while the creek and multiple drainage ditches offer the potential for reliable water sources and excellent wildlife movement. The surrounding area is made up of large tillable farms intermixed with neighboring timber tracts to the north and west, creating an ideal balance of food, cover, and travel corridors that supports healthy populations of whitetail deer, turkey, and waterfowl for the area. Sitting just +/- 2 miles from the Kansas State line this property offers the feel of a premier Kansas hunting farm while remaining in Oklahoma. The balance of the property consists of productive tillable acreage featuring predominantly Verdigris, Parsons , and Dennis silt loam soils with NCCPI Ratings from 59-87%. This farm will grow the crops you have been wanting to plant. These fertile, well-drained soils have long been recognized for their strong agricultural productivity, providing dependable farming potential while creating an abundant destination food source for the area's wildlife. Accessibility is another standout feature of this property. Blacktop road frontage provides convenient year-round access, while the property's excellent natural drainage anc well-defined field layout make it easy to farm, maintain, and navigate. Whether you're looking for a high-quality hunting farm with annual income, a productive investment property, or a combination of both, Fourmile Creek Farm offers the opportunity to own a tract that checks nearly every box! Any or all minerals owned are conveyed with the sale of the farm. This farm is located just +/- 18 minutes from Miami, +/- 42 minutes from Joplin, and just 1 hour +/- 32 minutes from Tulsa. 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.

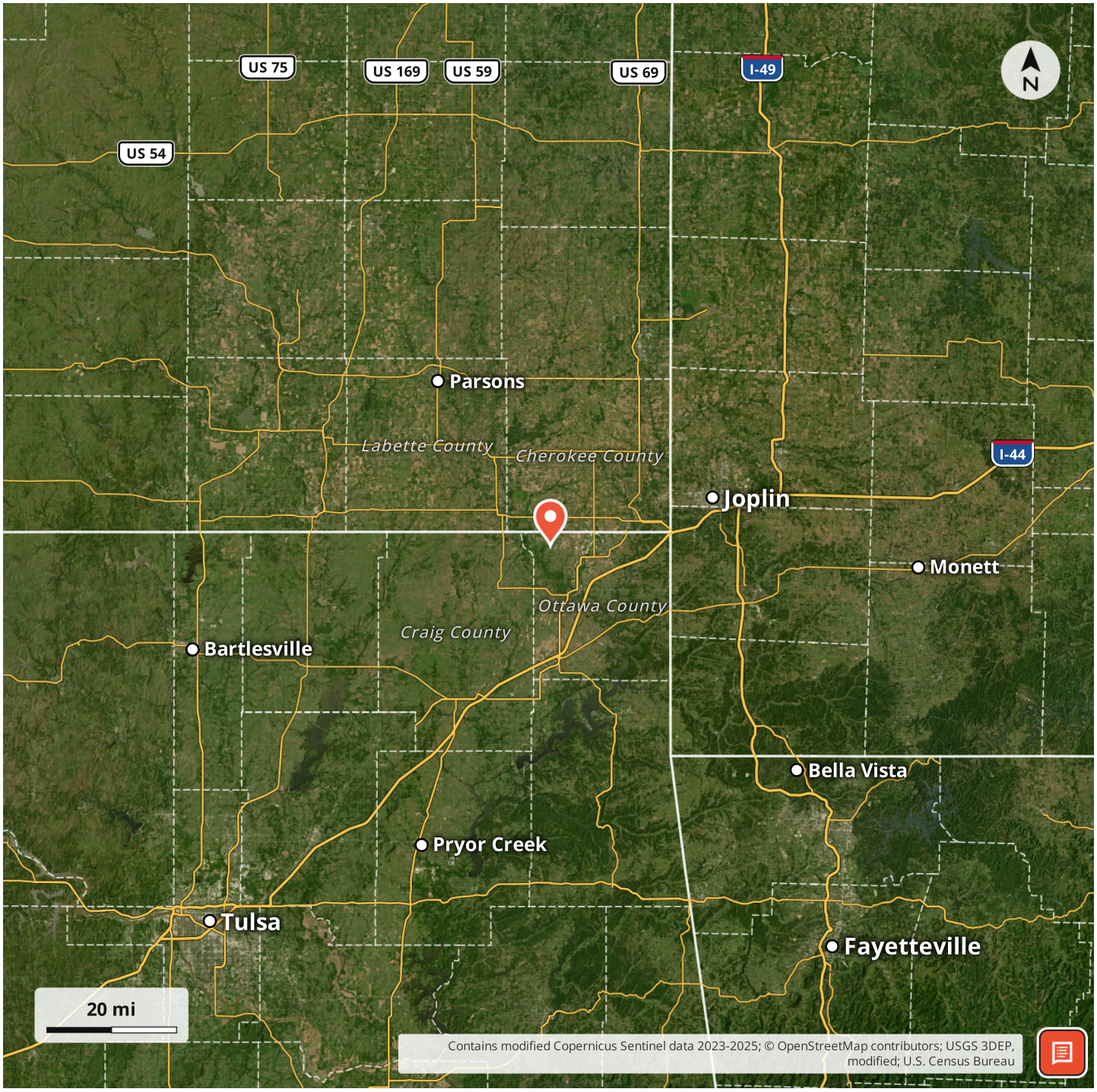
When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

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.



Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Bret Horn

Mobile
(580) 737-0111

Email
bret.horn@arrowheadlandcompany.com

City / State / Zip
Waynoka, OK 73860

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/