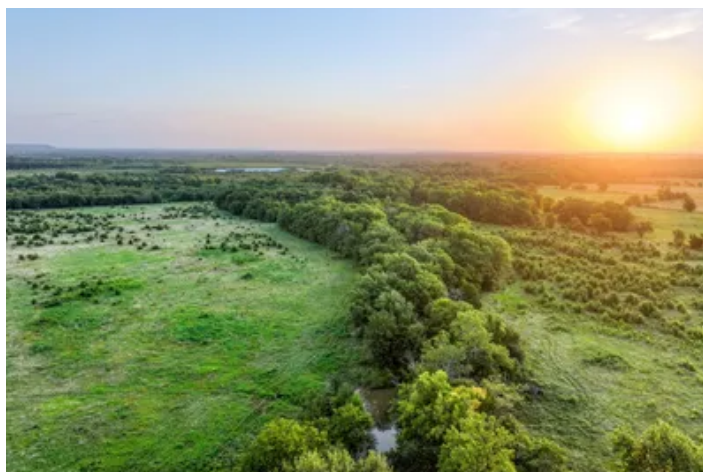


Northwest Porum Multi-Use Farm
00 N 4310 Rd
Porum, OK 74455

\$448,172
115.73± Acres
Muskogee County



Northwest Porum Multi-Use Farm
Porum, OK / Muskogee County

SUMMARY

Address

00 N 4310 Rd null

City, State Zip

Porum, OK 74455

County

Muskogee County

Type

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

Latitude / Longitude

35.4148 / -95.3412

Acreage

115.73

Price

\$448,172

Property Website

<https://arrowheadlandcompany.com/property/northwest-porum-multi-use-farm/muskogee/oklahoma/112252/>

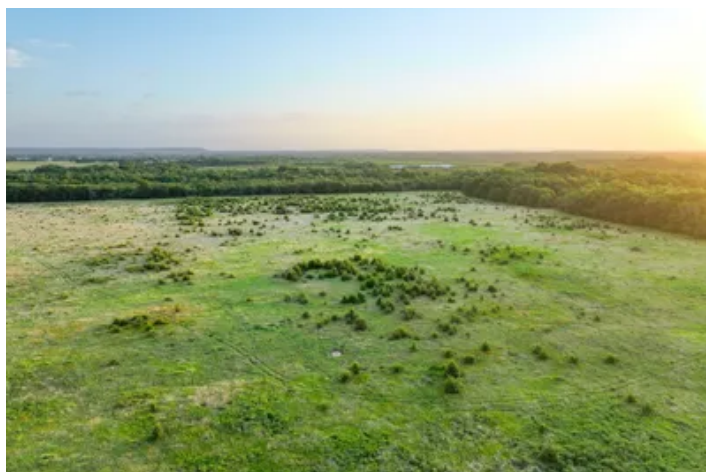
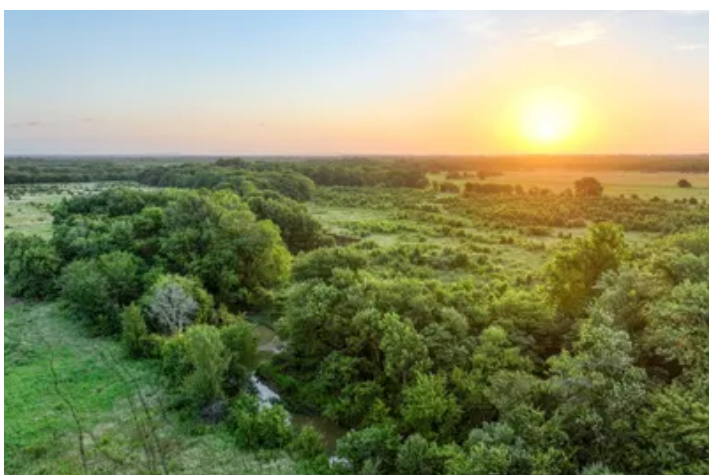


PROPERTY DESCRIPTION

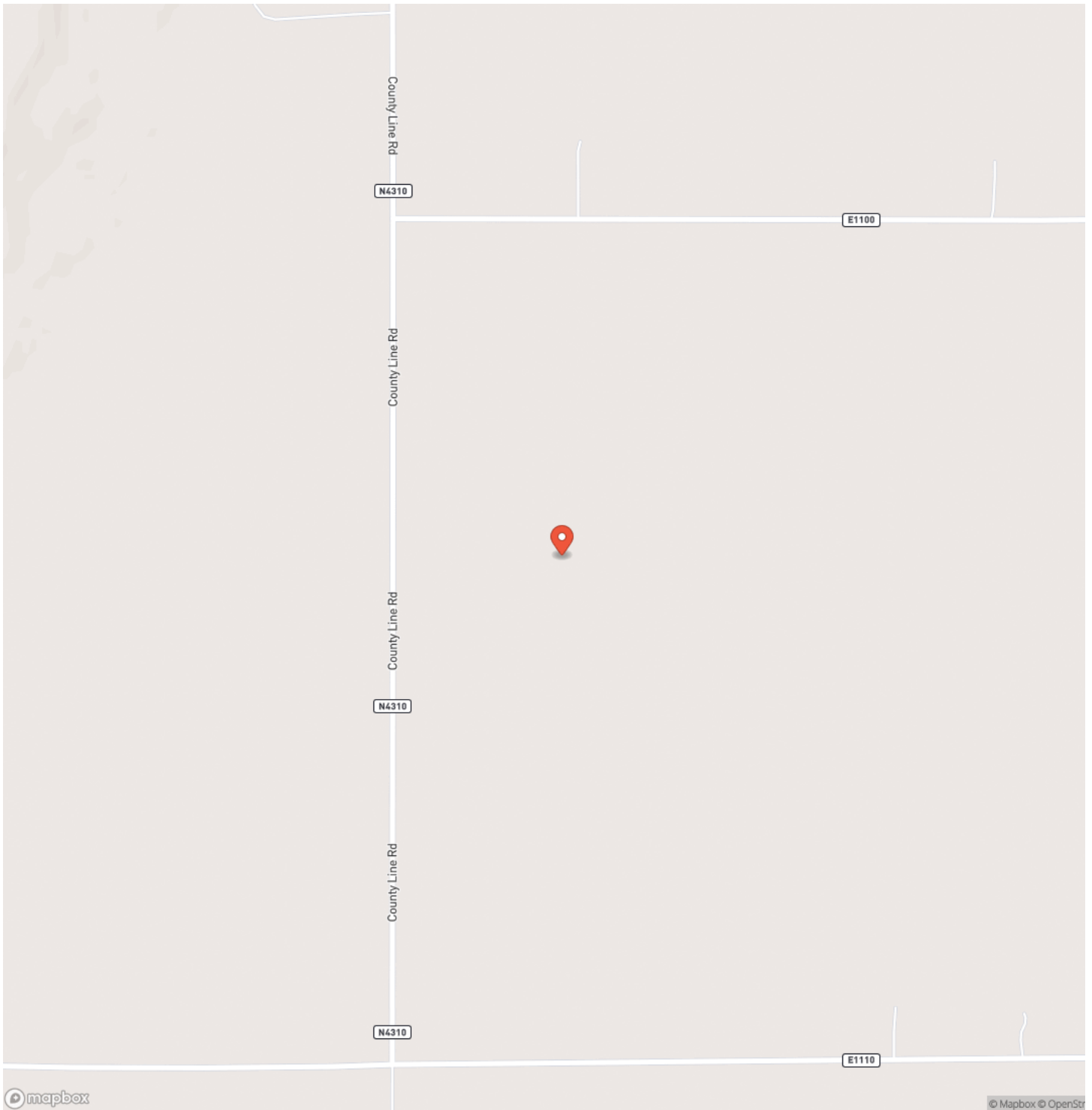
If you're searching for a premier hunting property with outstanding habitat along with incredible grazing opportunities, this 115.73 +/- acre tract in Muskogee County deserves a look! At the heart of the property is a thick, timbered creek draw that serves as a natural travel corridor for wildlife. It's a true big buck highway! Surrounded by native pasture, dense shrub cover, and a pond, this property provides everything deer need to thrive, making it an ideal destination for hunters. The property's rolling topography naturally shields the wooded creek draw from the road, allowing wildlife to travel, bed, and thrive with minimal disturbance. This combination of cover, water, and seclusion creates exceptional year-round habitat for whitetail deer, wild turkey, quail, and other native wildlife. The property is fully fenced, though some maintenance would enhance its condition, and it offers excellent potential for livestock grazing with a little cleanup and management. Electricity is available at the road, making future improvements or a cabin site more convenient. Conveniently located just a short drive from Lake Eufaula, this versatile property offers the perfect combination of recreational enjoyment, agricultural potential, and long-term investment value! The property 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.

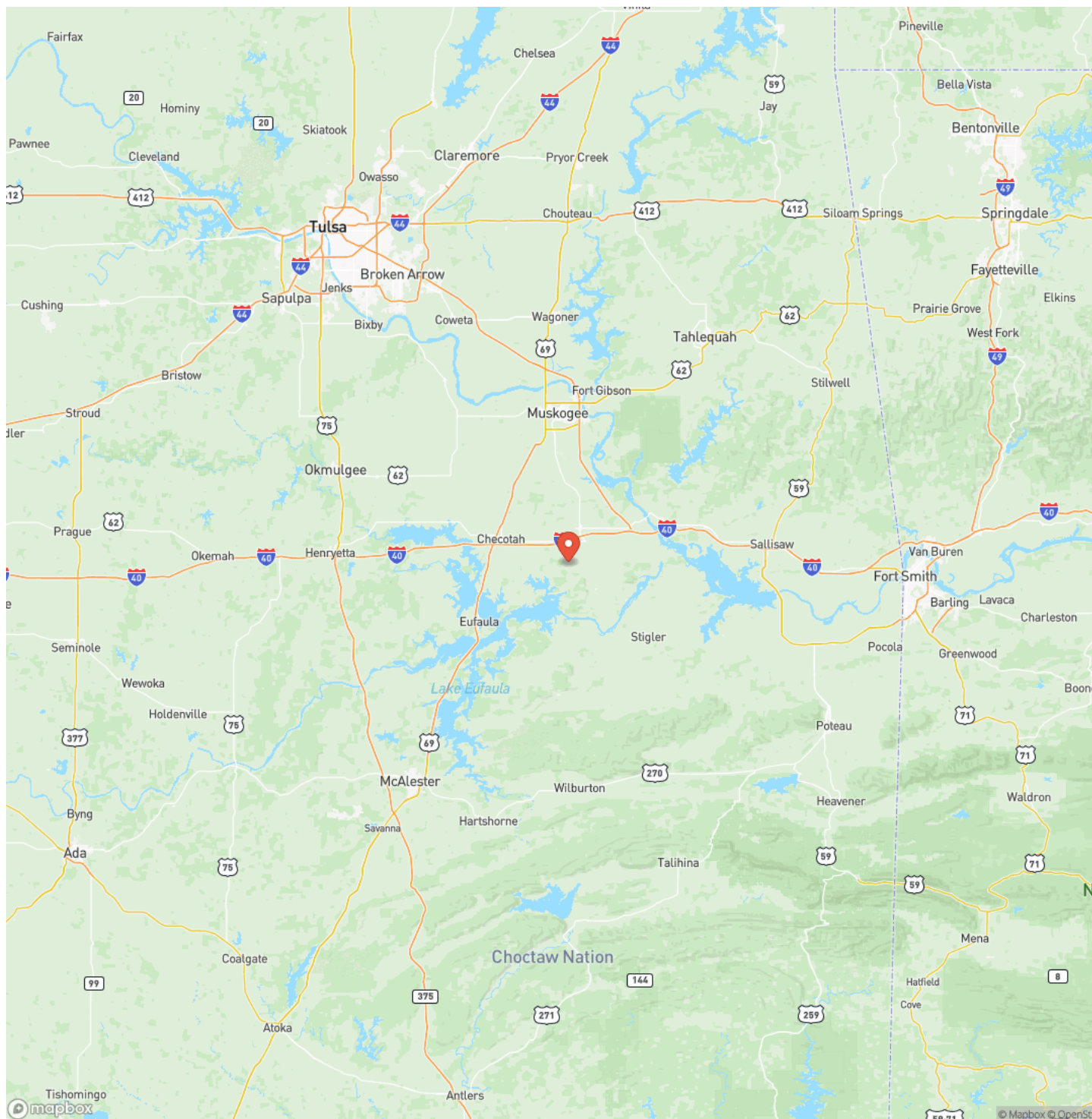
Northwest Porum Multi-Use Farm
Porum, OK / Muskogee County



Locator Map



Locator Map



Satellite Map



Northwest Porum Multi-Use Farm

Porum, OK / Muskogee County

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

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<https://arrowheadlandcompany.com/>

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/>

