Tract 9 Highway 70 Acres
Tract 9 Highway 70
Bennington, OK 74723

$105,420
10.04± Acres
Bryan County







SUMMARY

Address
Tract 9 Highway 70

City, State Zip
Bennington, OK 74723

County
Bryan County

Type
Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude
34.0063 / -96.0814

Acreage
10.04

Price
$105,420

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Introducing Tract 9: With mature timber, Sassafras Creek, and 10.04+/- acres to enjoy, this tract offers a private setting with excellent recreational potential in Bryan County, Oklahoma! The wooded landscape provides a peaceful atmosphere while offering plenty of room for a future cabin, homesite, or weekend retreat. Electricity is available, making future development even more convenient. Sassafras Creek runs along the eastern side of the property, adding another attractive natural feature while enhancing the property's appeal for wildlife and outdoor recreation. The combination of mature timber and the nearby creek creates excellent habitat for deer and other native wildlife, making this a great option for hunting or simply enjoying the outdoors. Owner financing is available, and nine additional tracts are also available for buyers interested in purchasing more acreage. If you're looking for a manageable tract with timber, creek frontage, and outstanding recreational opportunities, Tract 9 is well worth a look! The property is located just 5+/- minutes from Bennington and Bokchito 20+/- minutes from Durant, and 1 hour and 55+/- minutes from Dallas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Cooper Boatright at (580) 507-5909 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and 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.

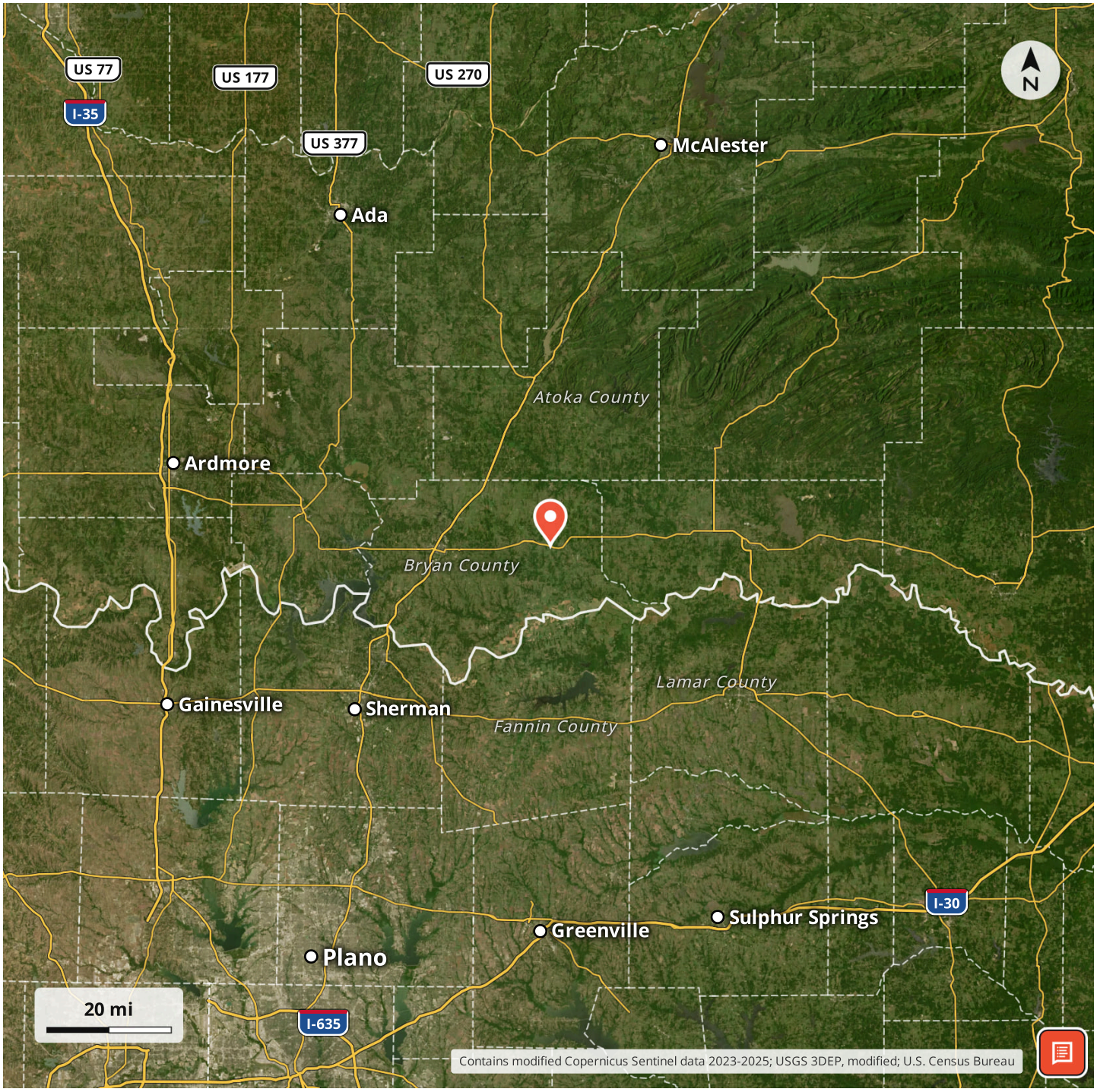
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



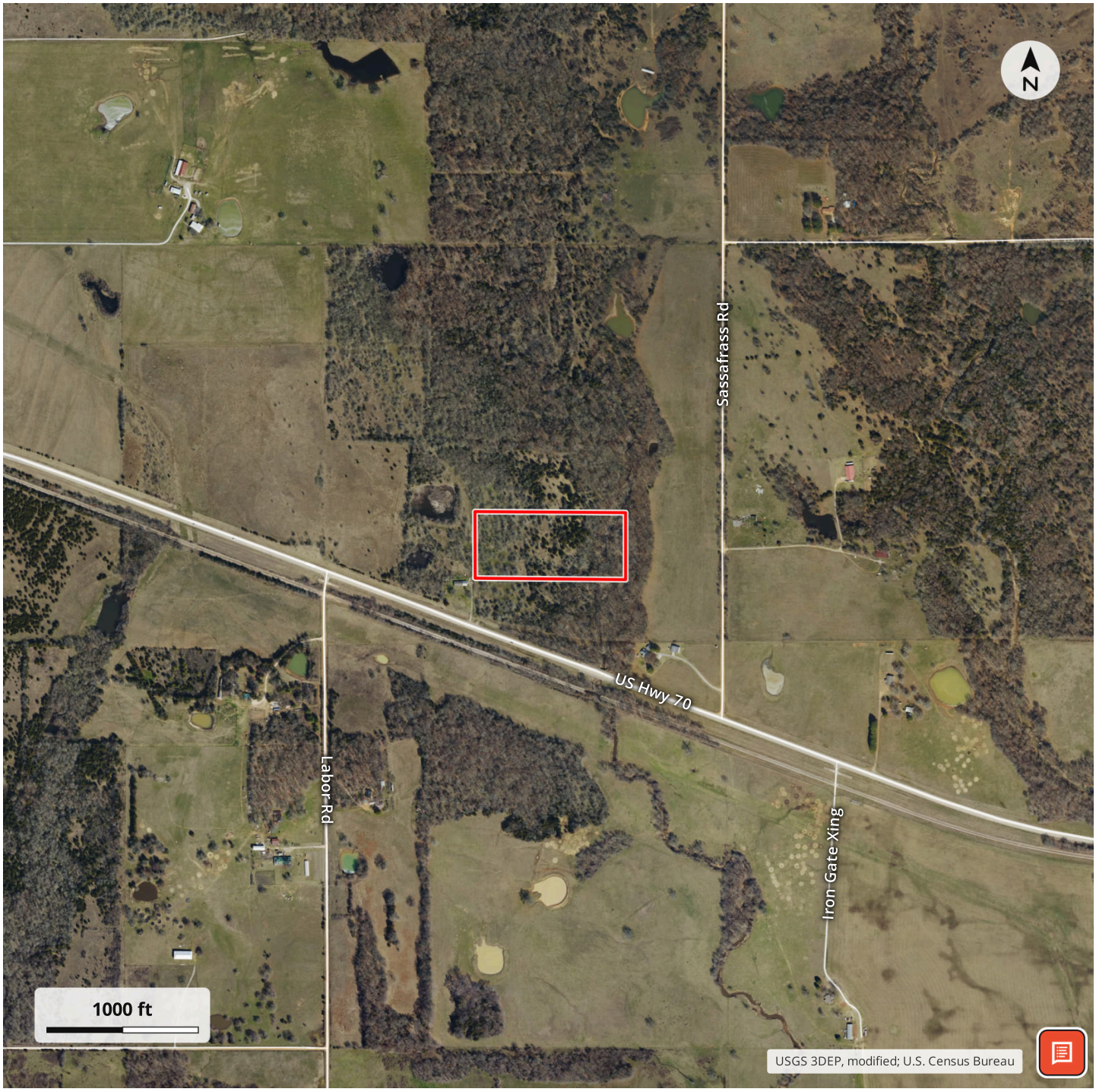




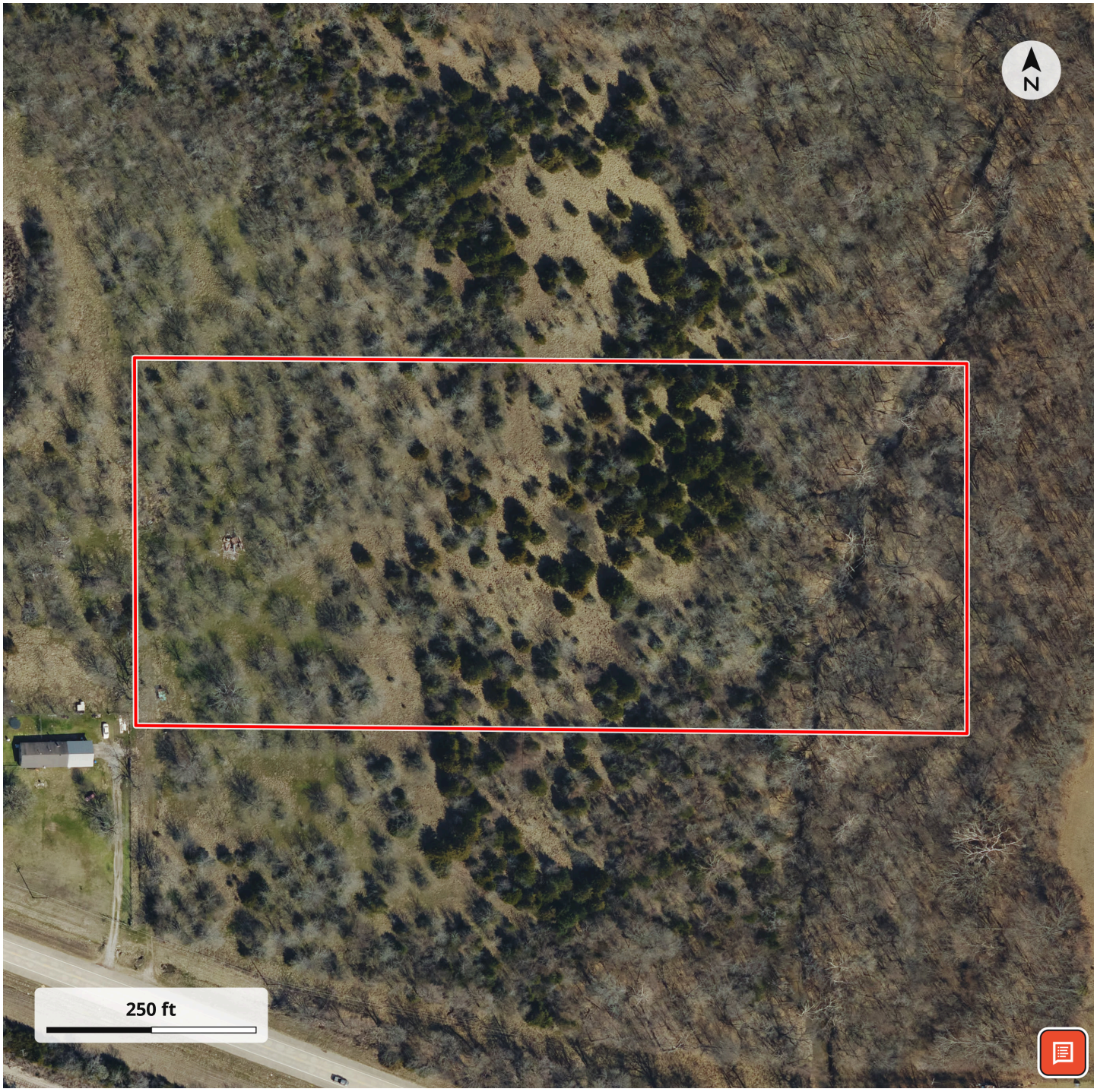

Regional Map



Locator Map


N
Sassafrass Rd
US Hwy 70
Labor Rd
Iron Gate Xing
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Cooper Boatright

Mobile
(580) 507-5909

Email
cooper.boatright@arrowheadlandcompany.com

City / State / Zip
Sasakwa, OK 74867

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/