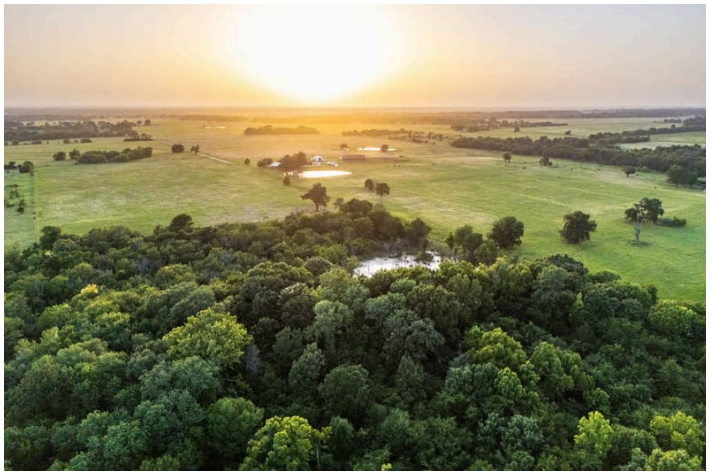
Tract 4 Highway 70 Acres
Tract 4 Highway 70
Bennington, OK 74723

$105,000
10± Acres
Bryan County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
Tract 4 Highway 70

City, State Zip
Bennington, OK 74723

County
Bryan County

Type
Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude
34.010584 / -96.085215

Acreage
10

Price
$105,000

Property Website
arrowheadlandcompany.com





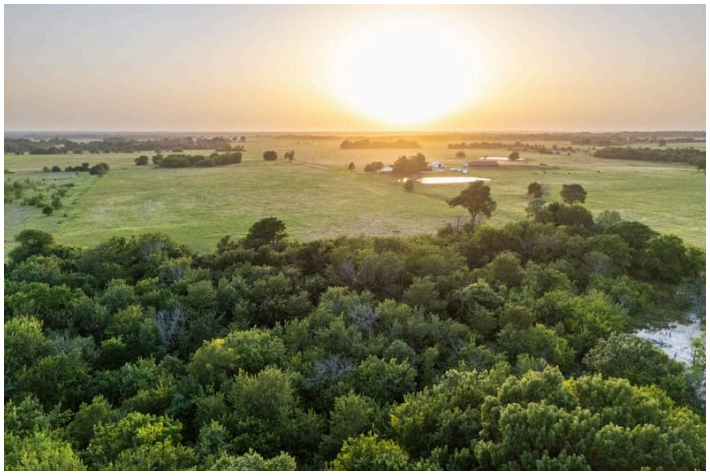


PROPERTY DESCRIPTION

Introducing Tract 4: Tucked away in Bryan County, Oklahoma, this 10+/- acre tract offers a secluded setting with mature timber and a beautiful pond! The mix of timber and water creates an attractive setting while providing opportunities to enjoy the outdoors. The pond adds a great source of water and the wooded landscape offers privacy that's hard to find on smaller acreage. This property has the potential to be an excellent small hunting property, with timber, cover, and water all found within its boundaries. Owner financing is available, and nine additional tracts are also available for buyers looking to purchase additional acreage. 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 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.

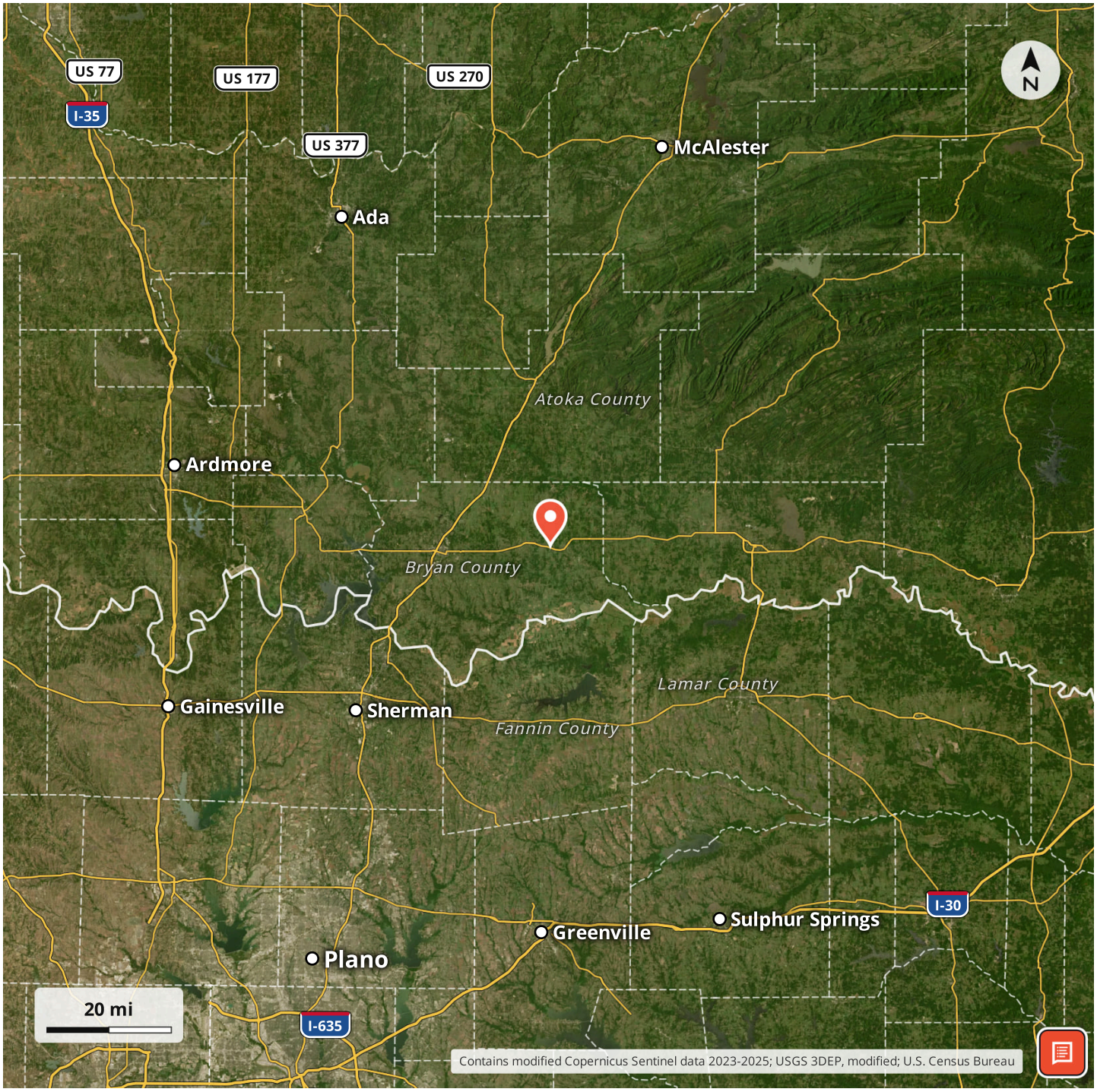
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

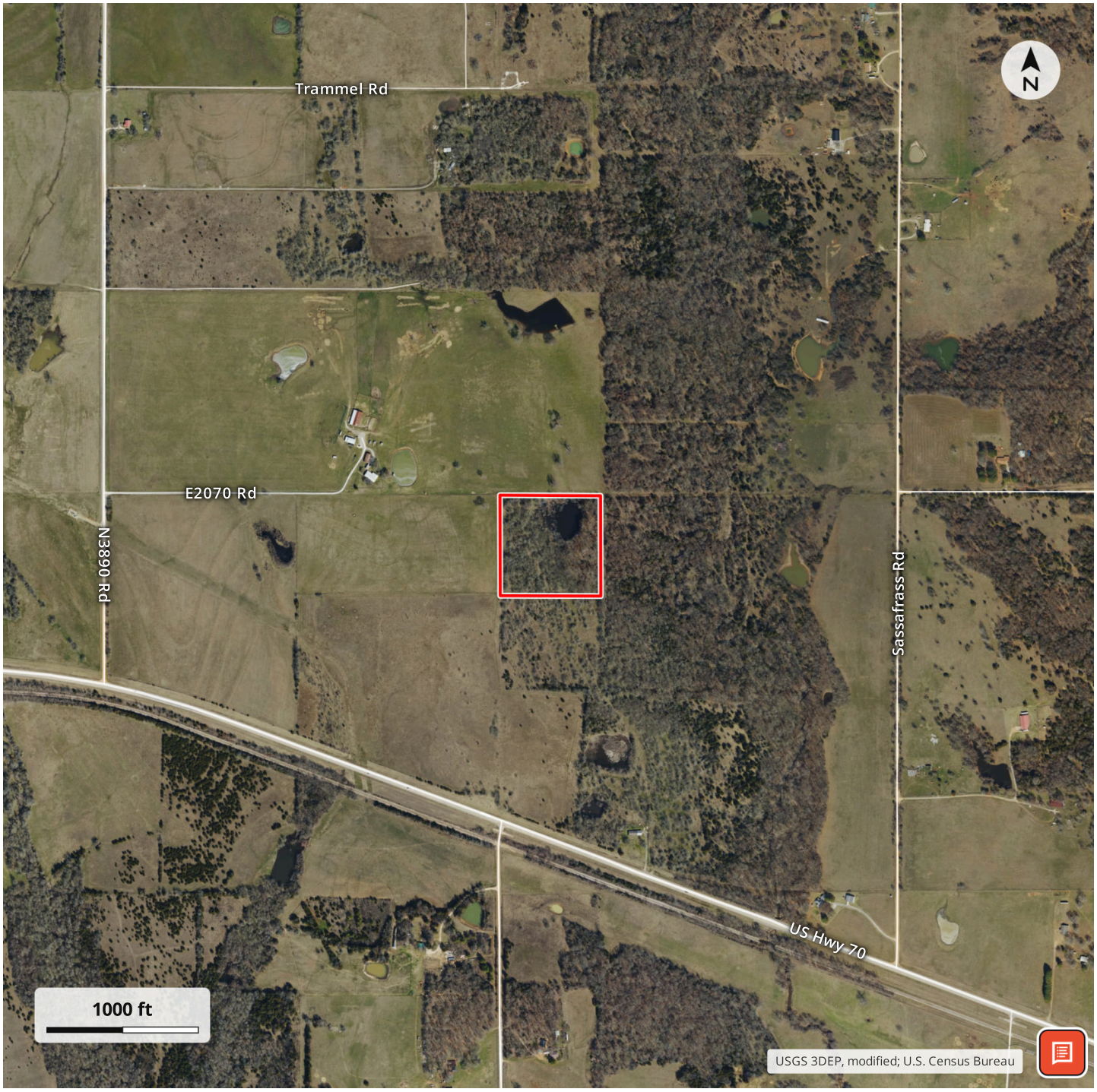




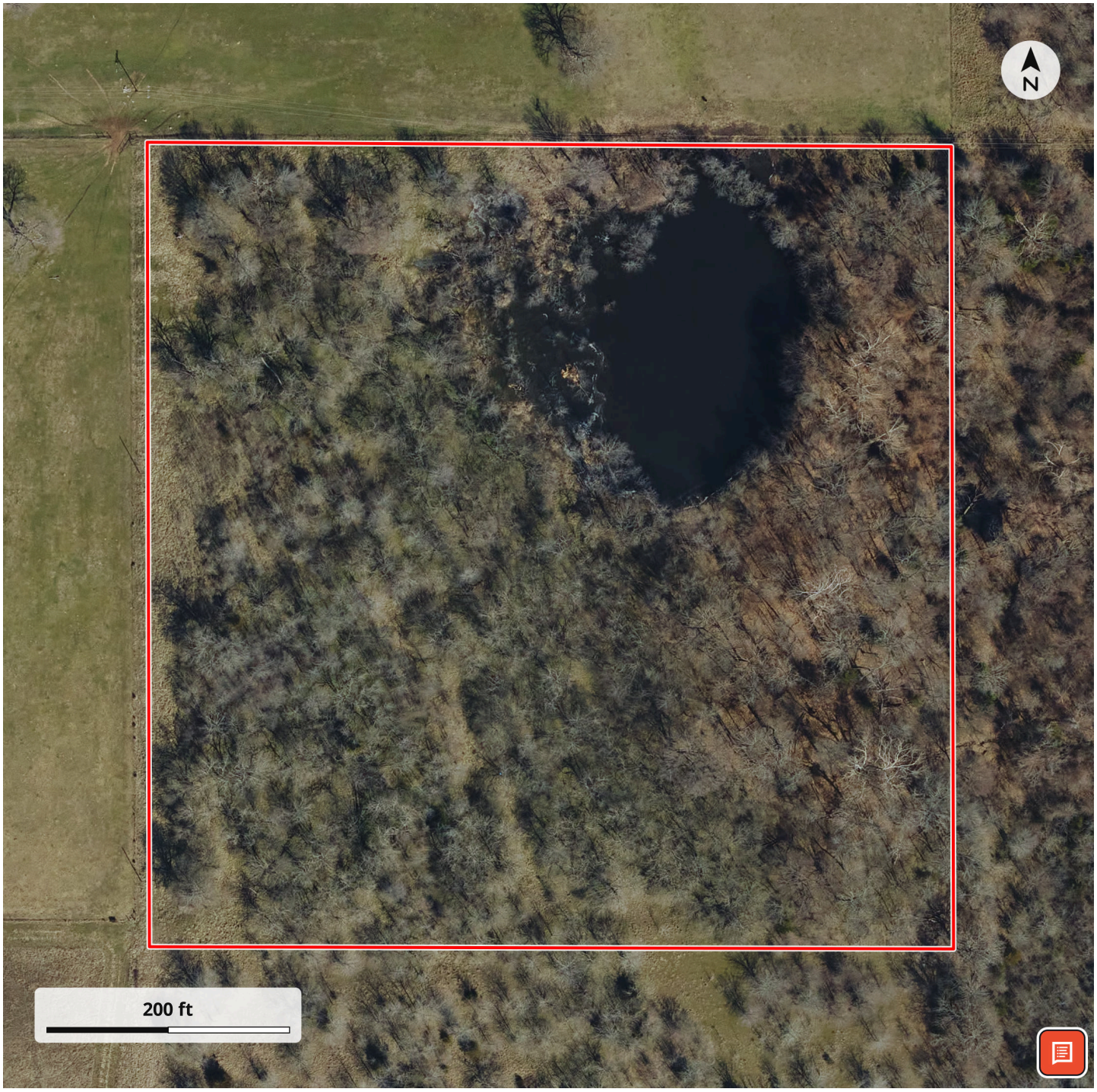
Regional Map



Locator Map


Trammel Rd
E2070 Rd
N3890 Rd
Sassafrass Rd
US Hwy 70
N
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

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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.

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