

# WATERFOWLER PARADISE

120 +/- Acres  
Lincoln County, OK  
**\$369,000**

# NATIONAL LAND REALTY®



**Address:**  
S Hwy 99  
Stroud, OK 74028

**Location:**  
3 miles south of Stroud on Hwy 99, on the west side of 99

**Property Highlights:**  
The WATERFOWLER MARSH consists of 120 Acres that are fully developed, and equipped, for Deer, Ducks and Geese, Turkeys, Dove, Hogs, Coyotes, and more! It has excellent access, with Highway 99 frontage on its West side, and it is half way between Tulsa and Oklahoma City. The Deep Fork river is only 300 yards to the South. The property has feeders, box blinds, tripod and ladder stands. Property also has electric hookups for campers. In addition, it has an OWRB permit which allows us to pump out of the Deep Fork river, and we have pumping equipment. There are sixty acres of wetlands with more than \$250,000 worth of dykes and water control structures. The property has so much "character" that you will have to see it to believe it. In order to experience it all, plan on spending an entire day.

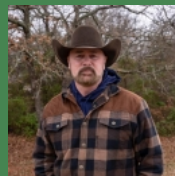


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