NEW



Hunting Land Near Spring Creek

25 +/- Acres (\$6,000/acre) | Mayes County, OK | \$150,000





National Land Realty 4915 South Newport Avenue Tulsa, OK 74105 NationalLand.com





PROPERTY SUMMARY

A canopy of old-growth trees shelters flat hunting land at the top of a long ridge south of Locust Grove in Mayes County, Oklahoma. This 25 acres of hunting land was originally purchased in 1902 by the owner's grandfather, who bulldozed a wide road from E. 600 Road along the top of the ridge all the way down to the confluence of the Grand River and Spring Creek. That private road crosses a neighbor's undeveloped land and acts as a highway for wildlife to come to this 25 acres of land along the hilltop.

Located less than 2 miles north of the Spring Creek Recreation Area where Spring Creek joins the Grand River where there is public access to fishing, boating, tubing, and water sports.



0000 E. 600 Road Locust Grove, OK 74352

ACREAGE BREAKDOWN

25 acres of timber



\$14/year (2021)



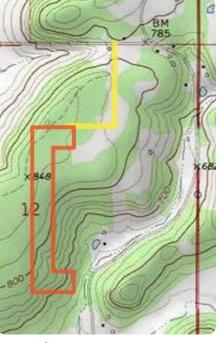


PROPERTY HIGHLIGHTS

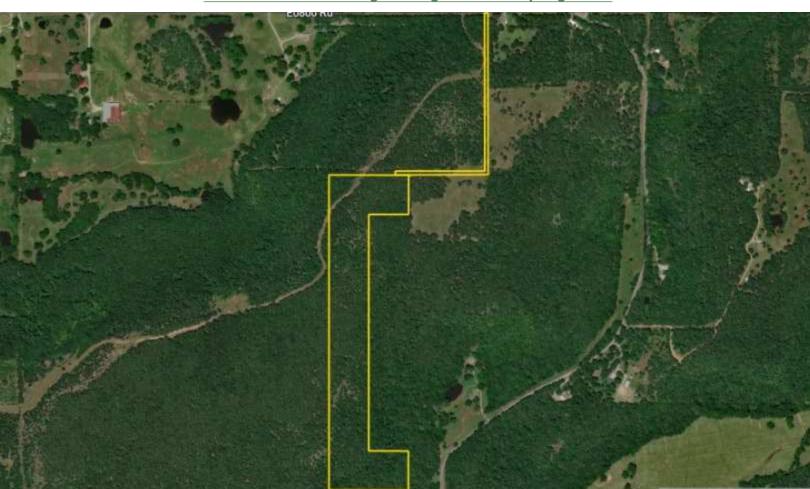
- White-tail deer, turkey, and squirrels in a remote part of Mayes County.
- 25 acres m/l of undeveloped wooded land along the top of a ridge.
- Great fishing nearby on Spring Creek & Grand River near Murphy
- Located 45 minutes east of Tulsa via U.S. Highway 412.
- 25 foot easement to property
- · Public boat ramps nearby at Spring Creek Recreation Area and at Grand River.
- · Walkable woods with little undergrowth
- No zoning or deed restrictions. Mobile homes allowed.
- · Several building sites with great views
- a long valley that leads to Spring Creek. Or you could build a house at the northwest corner and have a fabulous view of farmland in the valley to the west.
- neighbor's land parallel to the north boundary of the subject property.

• You could build a house at the south end of the property overlooking farmland in • Mayes County Water District No. 7 rural water line runs east-west on the





nationalland.com/listing/hunting-land-near-spring-creek































































REALTY	NOTES	



