

SOLD



## Dirty Creek Hunt and Cattle

268.7 +/- Acres | Muskogee County, OK



### ADDRESS

0 W 123rd St S  
Oktaha, OK 74450

### LOCATION

From Oktaha, head east on W 123rd St S for 2.5 miles, turn south on S 54th St W and go half a mile, gate is on west side of road.

### PROPERTY SUMMARY

This combination farm holds many characteristics that are highly sought after in today's market. With roughly 200 +/- acres fenced, about 130 +/- acres of that consists of good grass, two ponds, and a small set of pens, making it well-equipped for running cattle or other agricultural endeavors. An old barn adds to the functionality, and with a little bit of work would make a great place to protect equipment or other materials from the elements.

Don't overlook the hunting opportunities. The diverse landscape creates ideal habitat for both deer and turkeys. The 150 feet of elevation change and over  $\frac{3}{4}$  mile of Dirty Creek frontage make fantastic travel corridors and roosting locations, with the brush and timber covered hillside providing bedding cover. The potential for a waterfowl development unit is within reach due to the timber lined creek holding water year round. For those searching for views, the top of the bluff boasts sights of the surrounding scenery for miles.

[nationalland.com/listing/dirty-creek-hunt-and-cattle](https://nationalland.com/listing/dirty-creek-hunt-and-cattle)



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