

NEW

NATIONAL LAND REALTY®

Hunting and Pasture Homesite

182 +/- Acres | Okmulgee County, OK | \$660,000



ADDRESS

21255 Hwy 52, Morris, OK 74445
Morris, OK 74445

LOCATION

From Hwy 52 and Hwy 62 in Morris, head south on Hwy 52 for 4.25 miles, property will be on west side of road.

PROPERTY SUMMARY

This diverse property offers a great balance of open pasture and cover, making it ideal for those seeking to run cattle and hunt on the same tract. Good soils and water sources, one pond being a half acre and the other an acre and a half, add to the property's appeal for livestock and wildlife. Wet weather creeks merge at the center of the property, creating a probable travel corridor for deer. The land features an old homesite with utilities present, providing an established spot to build your homestead. Sitting on Hwy 52, access is convenient while still delivering a rural setting. With paved road frontage on two sides and power and rural water available on each county road fronts, the ability to easily split the property exists if desired. Additionally, new fencing on the east side improves security from the highway traffic. Located just 5 minutes from Morris and 1 hour from Tulsa, this property combines great accessibility with building, hunting, and/or agricultural uses.

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