Scraper 130+/-North Muskogee Avenue Scraper, OK 74464

\$715,000 130± Acres Cherokee County









SUMMARY

Address

North Muskogee Avenue

City, State Zip

Scraper, OK 74464

County

Cherokee County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.0806 / -94.85998

Dwelling Square Feet

Bedrooms / Bathrooms

171

Acreage

130

Price

\$715,000





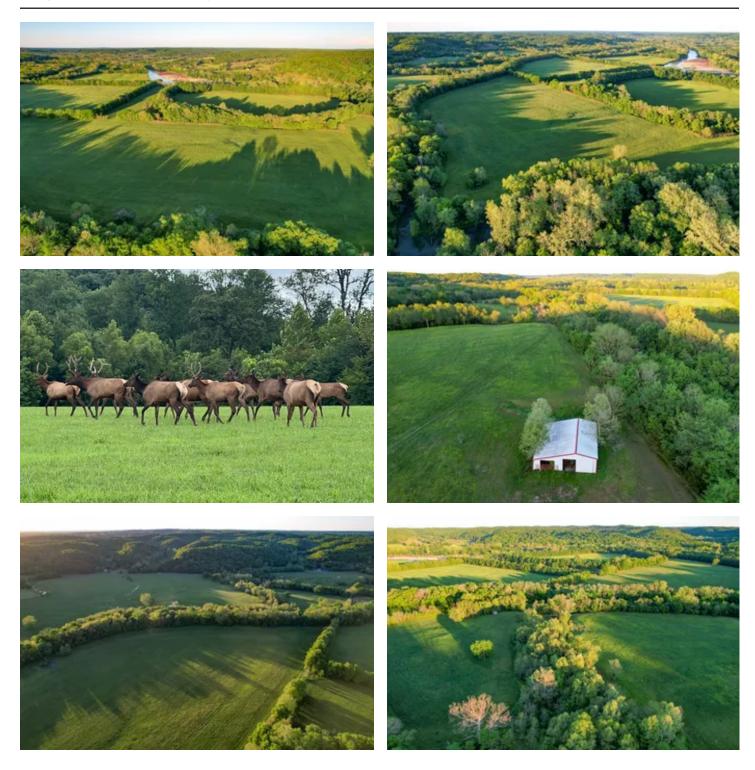




PROPERTY DESCRIPTION

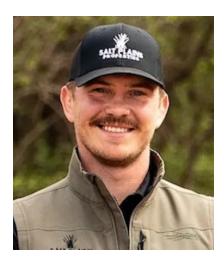
130+/- acres along highway 10 in Cherokee County, OK. This unique farm offers everything a person could dream of. Gorgeous views from the multiple build sites, the capability of producing 400+ ton of hay, being able to hold 40+ pair of cattle, big whitetails and world class elk, you will be pressed to find a farm that offers much more in this area. Only 14 miles away from Tahlequah, this farm is in the ideal location for someone wanting to escape the city life, but not be too far from everything you may need. There is an active spring, providing year-round water, 2 water wells, electricity all the way to the 50x50 shop, blacktop access, and access to the Illinois river through a backwater slough.







LISTING REPRESENTATIVE For more information contact:



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<u>NOTES</u>		



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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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