

Priced To Move - 40 Acres +/-
0040 S. 310 Road
Morris, OK 74445

\$100,000
40± Acres
Okmulgee County



**Priced To Move - 40 Acres +/-
Morris, OK / Okmulgee County**

SUMMARY

Address

0040 S. 310 Road

City, State Zip

Morris, OK 74445

County

Okmulgee County

Type

Hunting Land, Undeveloped Land

Latitude / Longitude

35.562578 / -95.819846

Acreage

40

Price

\$100,000

Property Website

<https://g7ranches.com/property/priced-to-move-40-acres-okmulgee-oklahoma/52389/>



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PROPERTY DESCRIPTION

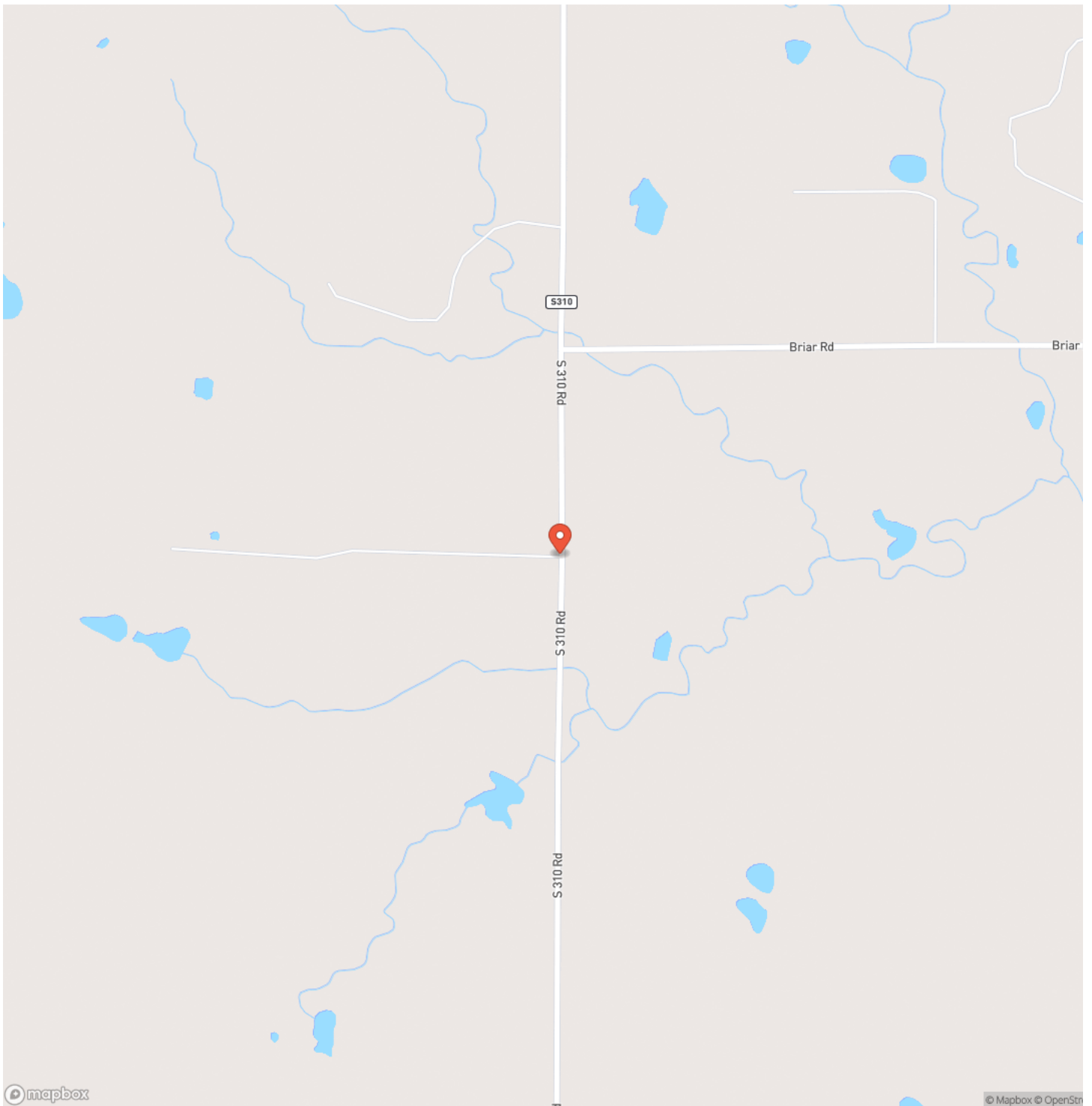
Priced to move! This is a beautiful mixed use 40 +/- acre tract. Currently being used as a hay meadow, this property is a mixture of open grass/pasture and timber. Featuring a wet weather creek and two ponds ideal for fishing or hunting waterfowl. The property also shows an abundance of wildlife activity. Partially fenced on the South and West sides. You can easily turn this property into your recreational retreat or continue haying or run livestock. The listing price reflects that this property is land locked and a legal access will need to be resolved by the buyer. An additional adjoining 80 +/- acre tract with a home and legal access is available from another seller to the South. Set up a showing today!



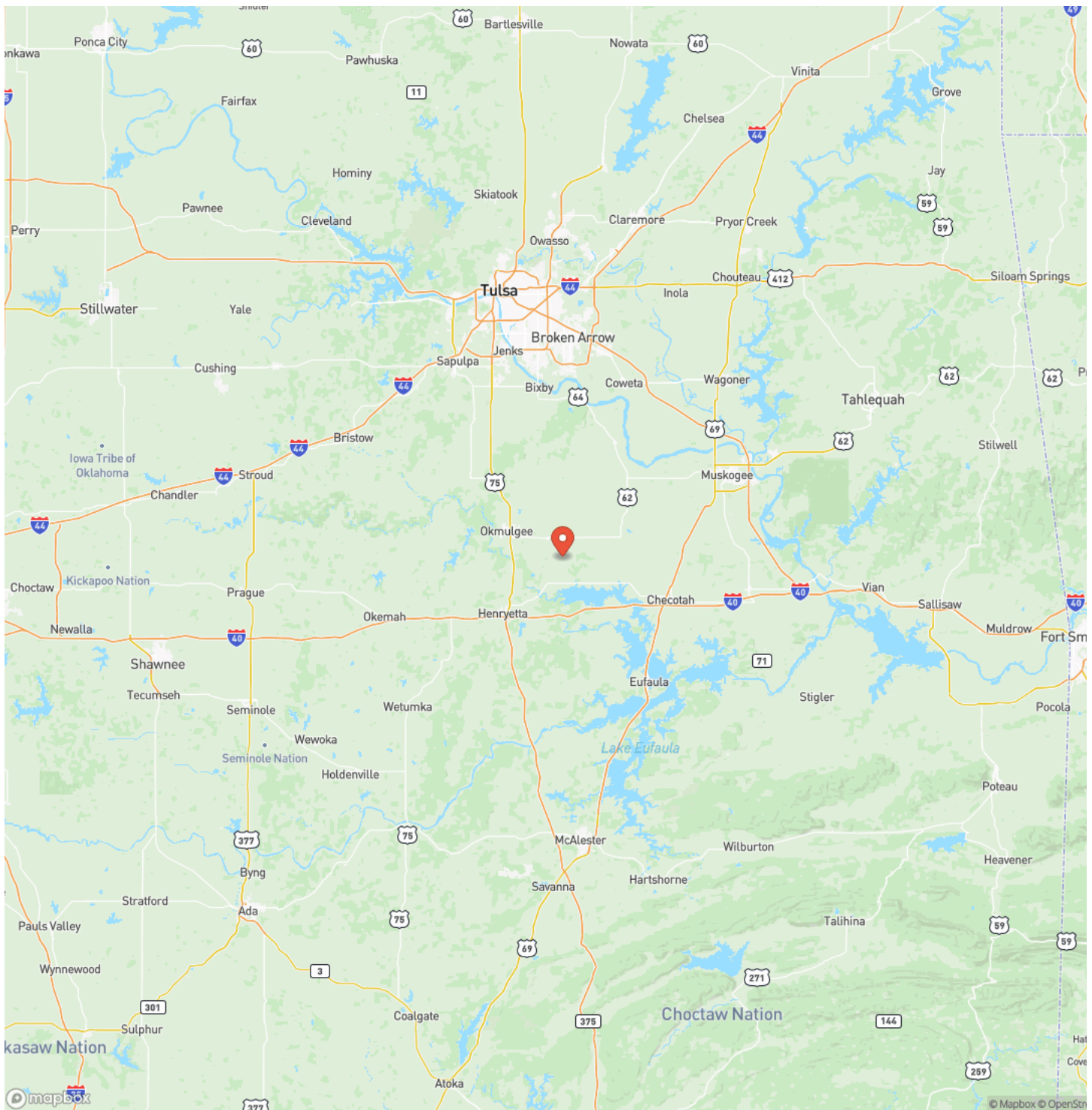
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

David Oakleaf

Mobile

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Email

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Address

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City / State / Zip

Tulsa, OK 74137

NOTES



MORE INFO ONLINE:

g7ranches.com

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DISCLAIMERS

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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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