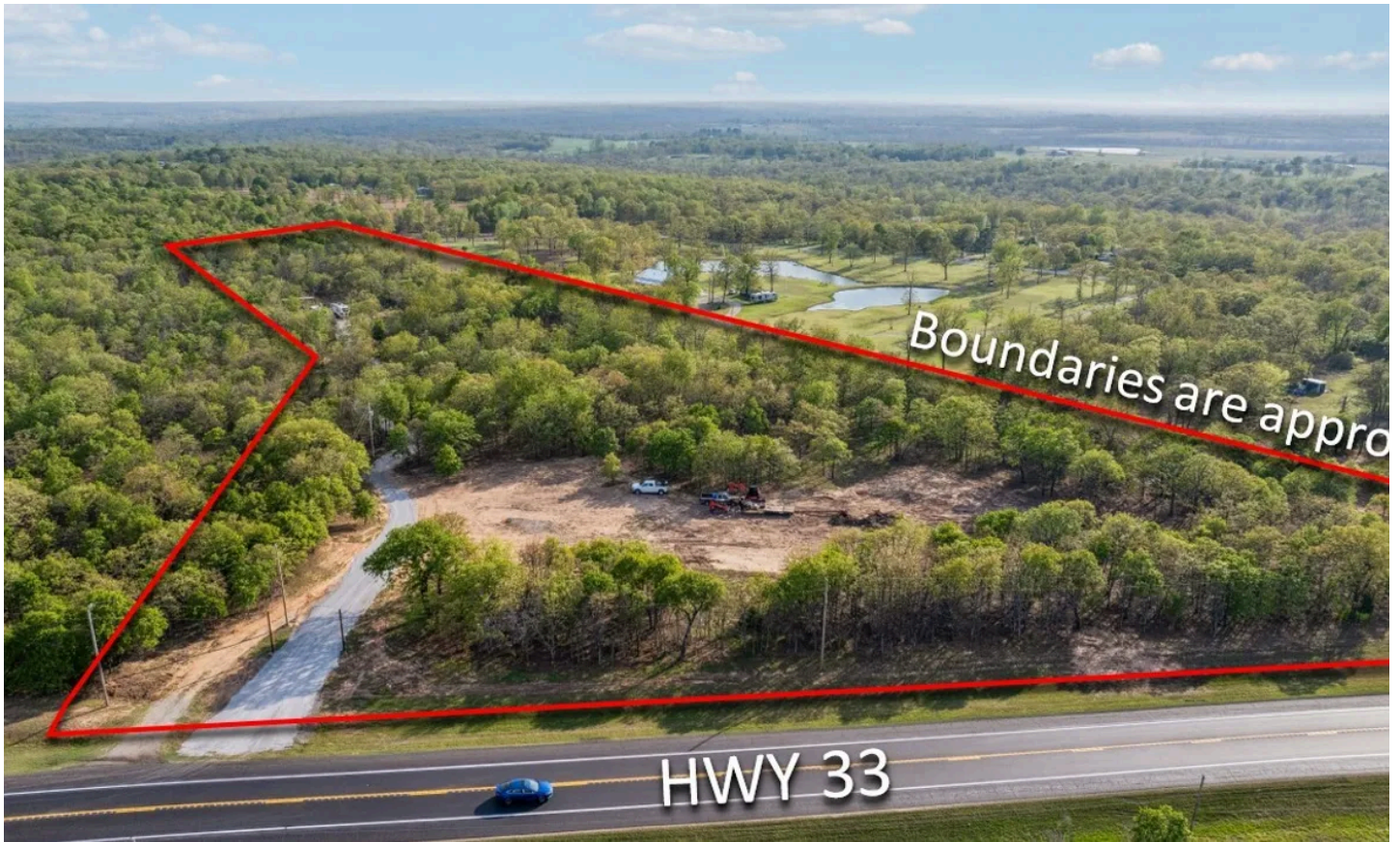


Creek County  
32380 W Highway 33  
Bristow, OK 74010

**\$269,000**  
13.010± Acres  
Creek County



**Creek County**  
**Bristow, OK / Creek County**

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**SUMMARY**

**Address**

32380 W Highway 33

**City, State Zip**

Bristow, OK 74010

**County**

Creek County

**Type**

Recreational Land

**Latitude / Longitude**

35.9916 / -96.3538

**Acreage**

13.010

**Price**

\$269,000

**Property Website**

<https://g7ranches.com/property/creek-county-creek-oklahoma/80010/>



**PROPERTY DESCRIPTION**

Located off OK HWY 33 between the Creek Turnpike and HWY 48, this 13-acre tract offers a great mix of cleared land and timber, ideal for a homesite, weekend retreat, or RV setup. With approx. 740 ft of highway frontage, access is easy with a solid base road and ten horns already in place.

All utilities are ready to go, 200 amp service run underground to a potential house site, aerobic septic system, and a new water well. Multiple RV hookups are set up with 50-amp power, water, and septic. There's also a small, well-built outhouse tied into all utilities, plus a steel carport/picnic area with power.

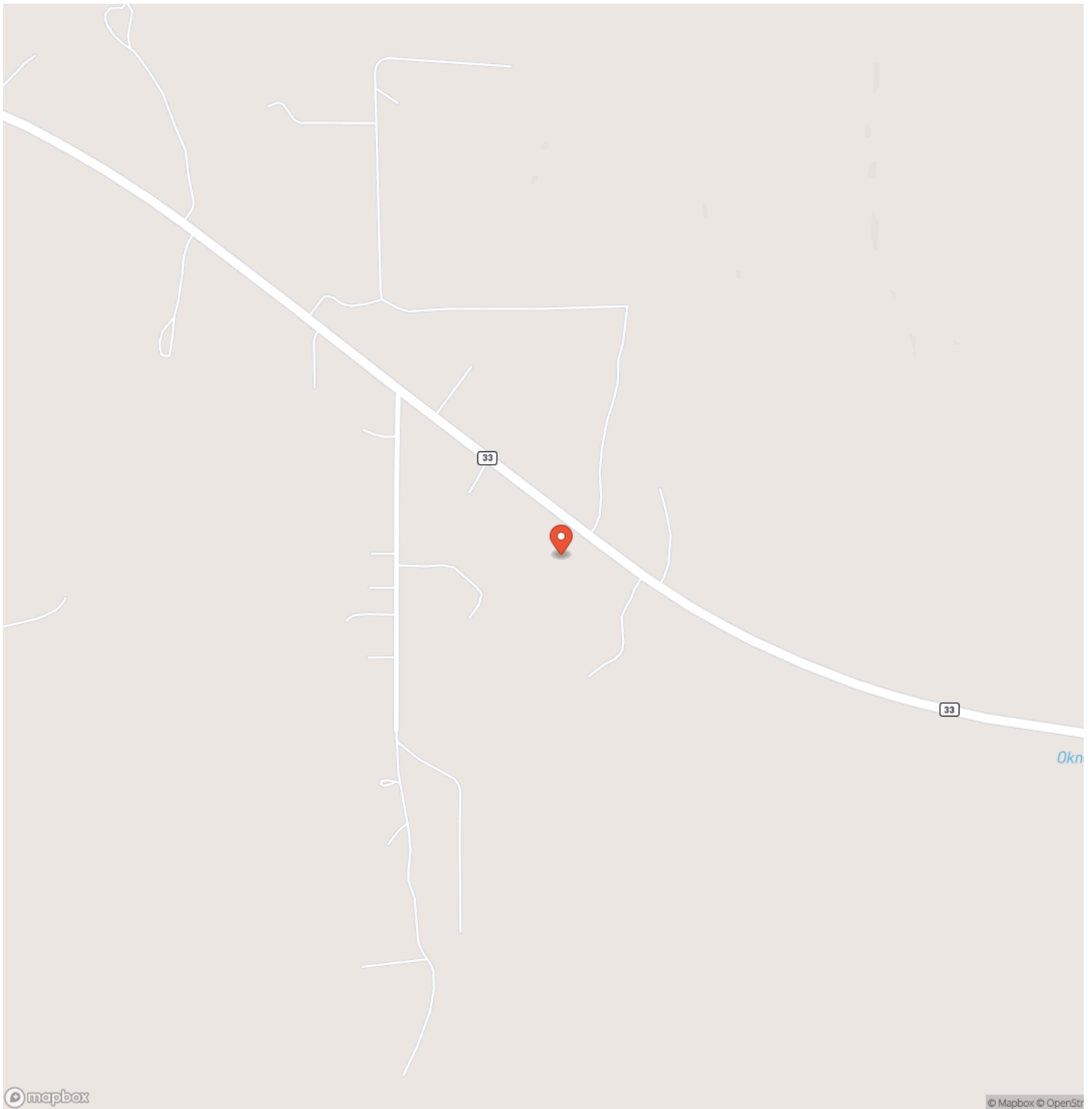
The front of the property is open and build-ready, while the back features a great mix of timber that draws in local wildlife. Whether you're looking to build, hunt, or just enjoy the quiet, this land is set up and waiting.

Just 9 miles from the Creek Turnpike, 14 miles to Sapulpa, 20 miles to Jenks, and 25 miles to Tulsa.

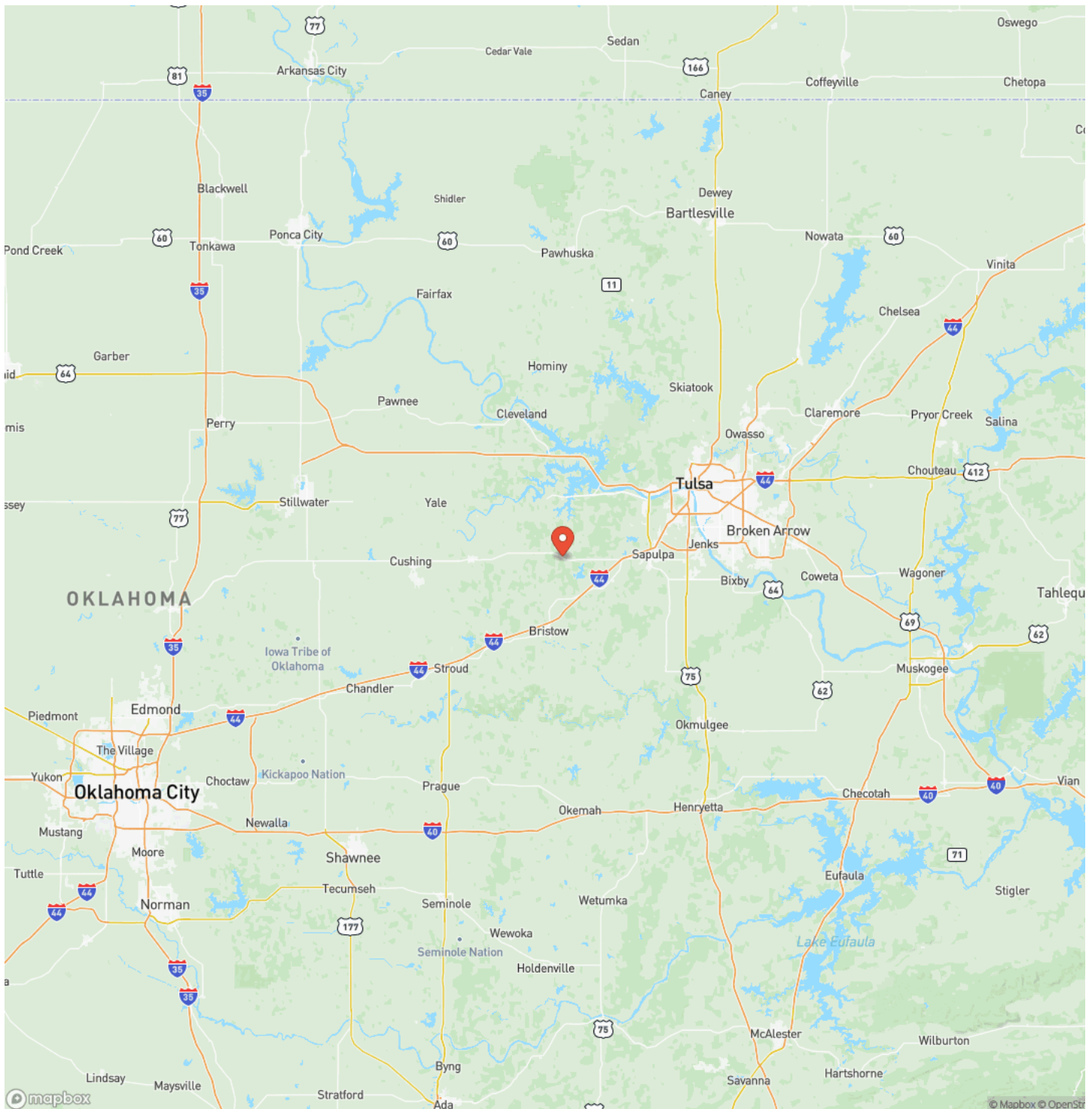




## Locator Map



## Locator Map



## Satellite Map



### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

James Steed

## Mobile

(918) 284-5094

## Email

James@g7ranches.com

## Address

City / State / Zip

## NOTES

[illegible]

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**g7ranches.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**G7 Ranches**  
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