

Welch - 80
435781 E 130th Road
Welch, OK 74369

\$430,000
80± Acres
Craig County



Welch - 80
Welch, OK / Craig County

SUMMARY

Address

435781 E 130th Road

City, State Zip

Welch, OK 74369

County

Craig County

Type

Residential Property

Latitude / Longitude

36.828022 / -95.238281

Dwelling Square Feet

1200

Bedrooms / Bathrooms

3 / 1

Acreage

80

Price

\$430,000

Property Website

<https://g7ranches.com/property/welch-80-craig-oklahoma/81431/>



PROPERTY DESCRIPTION

If you're looking for a place in the country with room to roam, this 80-acre property in Craig County might be just what you've been after. It features a 1,200 sq ft, 3 bed, 1 bath updated home that's clean, comfortable, and move-in ready.

The land itself is a rare find, very diverse with multiple cross-fenced sections, a dedicated 20-acre hay meadow, and plenty of room for hunting, fishing, horses, and livestock. There are 4 established pond systems scattered across the place, and what really sets this property apart is Middle Fork Big Cabin Creek winding through in 3 different directions, offering year-round water and creating a natural wildlife-rich habitat. For storage and working space, you'll find several outbuildings, including a solid 60' x 80' steel barn ready to handle equipment, hay, or livestock.

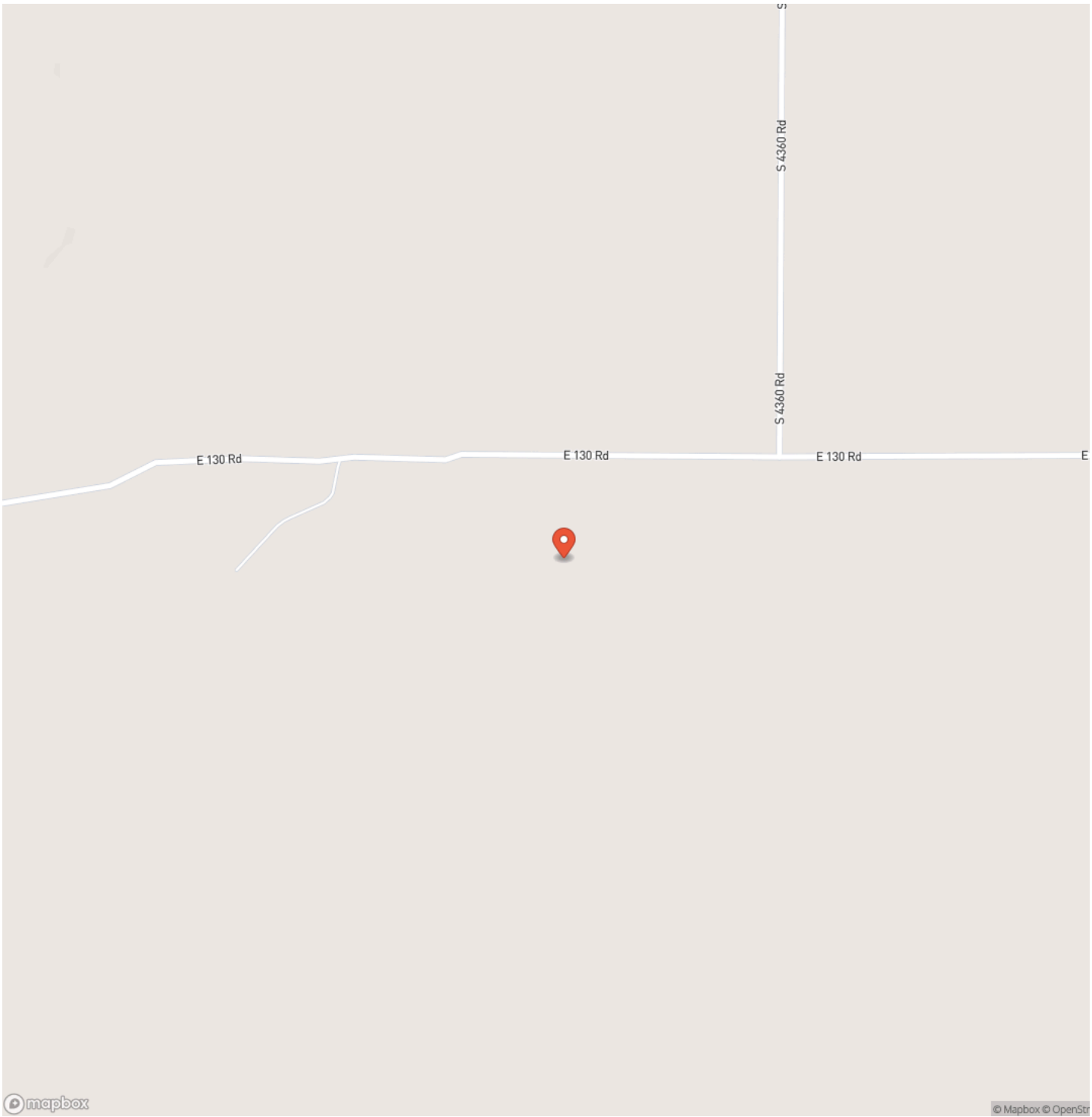
Located just 10 miles from Welch and 16 miles to Vinita and the Will Rogers Turnpike, you'll have that peaceful rural lifestyle without being too far from town.

Whether you're looking to raise a family in the country, start a small ranch, or create a hunting retreat, this place checks all the boxes.

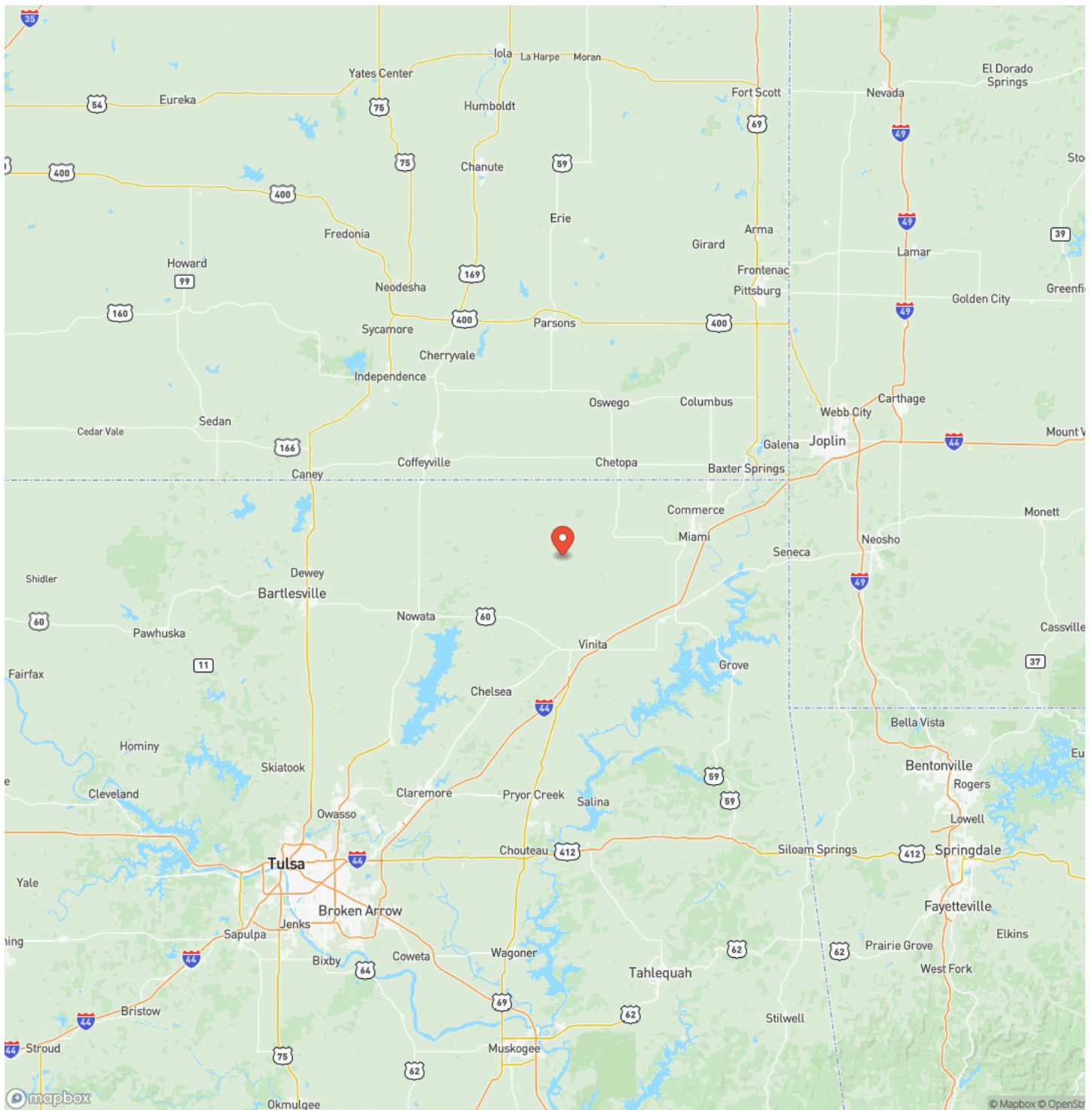




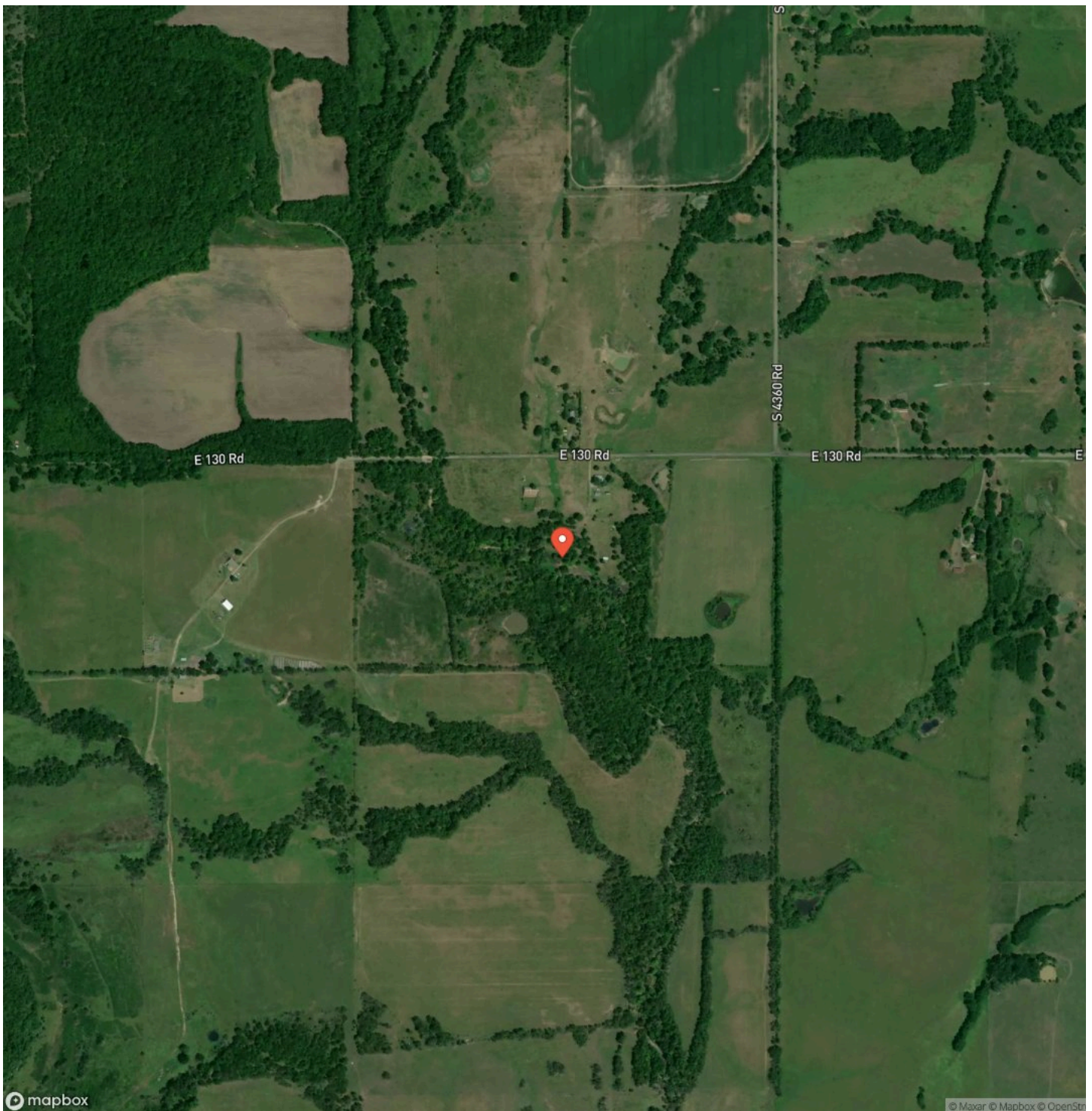
Locator Map



Locator Map



Satellite Map



For more information contact:



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City / State / Zip

NOTES

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This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, typical of notebook or legal stationery. The lines are thin and light grey, set against a plain white background. There are no margins, text, or other markings present.



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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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