

Checotah 123 | Homestead & Hunting Land
0000 4290 Rd
Checotah, OK 74426

\$430,500
123± Acres
McIntosh County



Checotah 123 | Homestead & Hunting Land
Checotah, OK / McIntosh County

SUMMARY

Address

0000 4290 Rd

City, State Zip

Checotah, OK 74426

County

McIntosh County

Type

Lot, Farms, Business Opportunity, Hunting Land, Horse Property, Ranches, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.456203 / -95.378923

Acreage

123

Price

\$430,500

Property Website

<https://1776-landcompany.com/property/checotah-123-homestead-hunting-land-mcintosh-oklahoma/117921/>



Checotah 123 | Homestead & Hunting Land

Checotah, OK / McIntosh County

PROPERTY DESCRIPTION

Checotah 123 | Homestead & Hunting Land

Located just outside Checotah and bordering I-40, this 123± acre property offers an excellent combination of country living, pasture, timber, water, and recreational opportunity with convenient access to town.

The property features county road frontage with **East Central Electric and fiber internet available**, making it well suited for a full-time residence, weekend retreat, hobby farm, or recreational property. An attractive open pasture area provides a great potential homesite with plenty of room for a shop, barn, livestock, garden, or other improvements.

Beyond the open ground, the property transitions into a large timbered tract that provides excellent habitat for whitetail deer and other wildlife. The woods are covered with game trails and offer plenty of room to hunt, explore, or establish additional food plots and trails.

Water features include **two ponds and a wet-weather creek**, adding both character and value for livestock and wildlife.

With approximately **123 acres**, paved highway access nearby, county road frontage, utilities and high-speed fiber available, this property provides the space and privacy of rural Oklahoma without giving up the convenience of being only minutes from Checotah.

Whether you're looking for a **homestead, hobby farm, hunting property, or a combination of all three**, this is a versatile tract with the infrastructure and land features to make it your own.

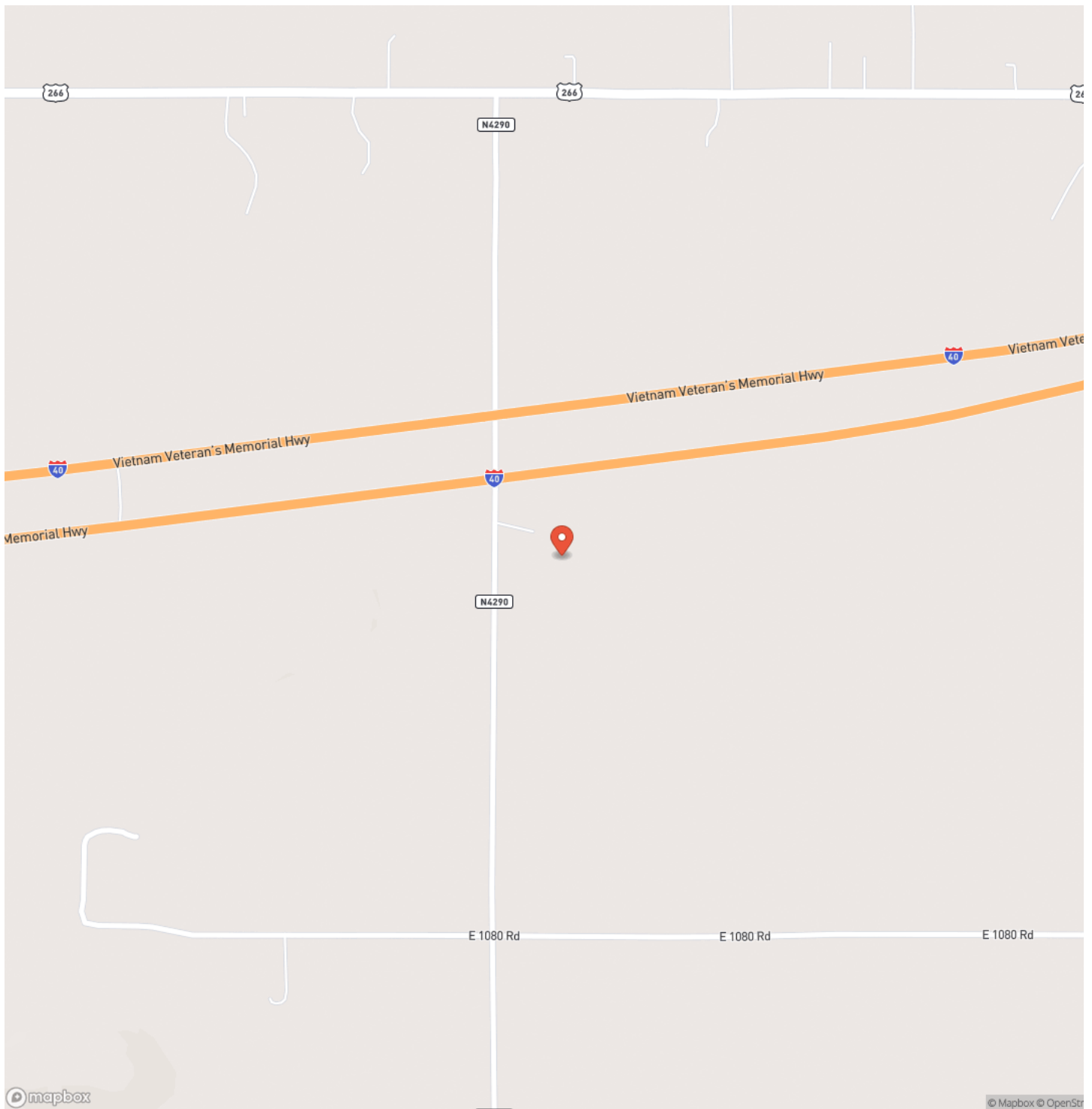
Property Highlights

- 123± acres near Checotah, Oklahoma
- Borders I-40
- County road frontage
- East Central Electric available
- Fiber internet available
- Excellent potential homesite
- Open pasture suitable for livestock or a hobby farm
- Large timbered hunting and recreational area
- Numerous established game trails
- Two ponds
- Wet-weather creek
- Excellent deer and wildlife habitat
- Room for a home, shop, barn and additional improvements
- Minutes from Checotah and everyday conveniences
- Convenient access to I-40

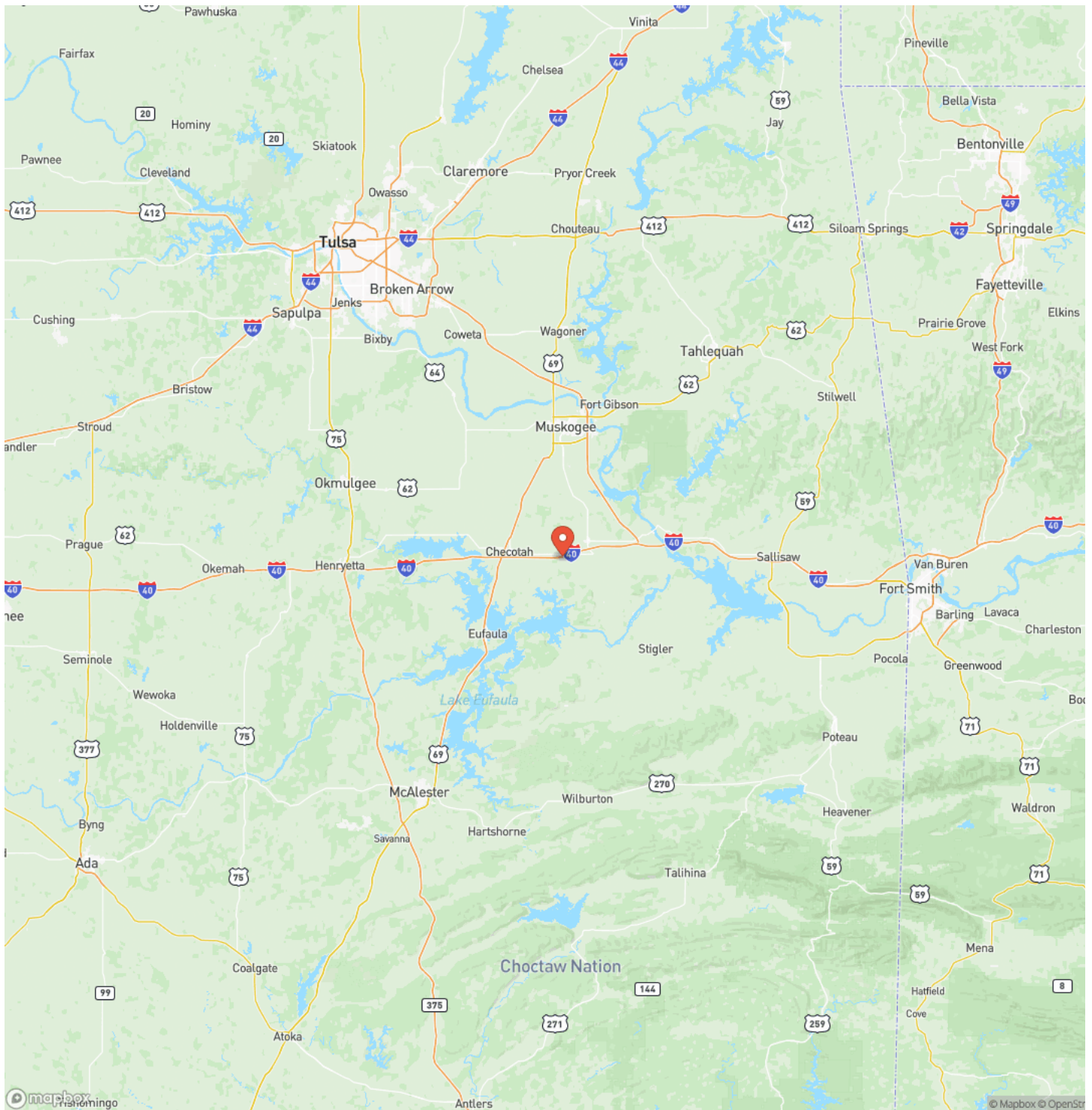
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Locator Map



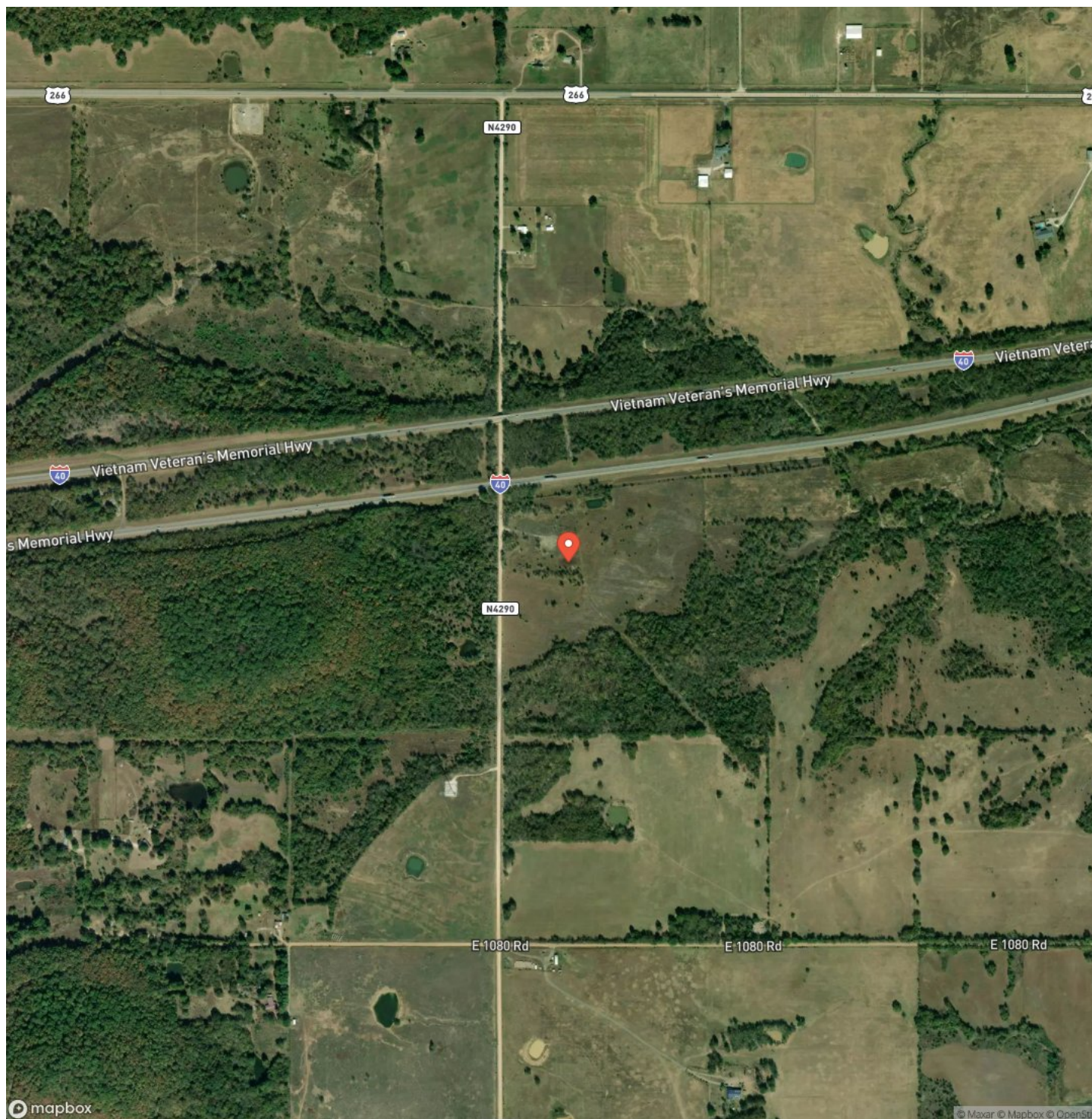
Locator Map



MORE INFO ONLINE:

<https://1776-landcompany.com/>

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Richard Senn

Mobile

(918) 600-7509

Office

(918) 600-7509

Email

richard.senn@1776-LandCompany.com

Address

10805 South Sycamore St.

City / State / Zip

Jenks, OK 74037

NOTES

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

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.

1776 Land Company - Powered by Fathom
10880 S 49th W Ave
Sapulpa, OK 74066
(918) 600-7509
<https://1776-landcompany.com/>
