

Prime 67 Acres of Hunting and Fishing
0000 Murphy Road
Wellston, OK 74881

\$418,750
67± Acres
Lincoln County



Prime 67 Acres of Hunting and Fishing Wellston, OK / Lincoln County

SUMMARY

Address

0000 Murphy Road null

City, State Zip

Wellston, OK 74881

County

Lincoln County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

35.772289 / -97.105641

Acreage

67

Price

\$418,750

Property Website

<https://greatplainslandcompany.com/detail/prime-67-acres-of-hunting-and-fishing/lincoln/oklahoma/111213/>



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PROPERTY DESCRIPTION

Discover the perfect blend of recreation, ranching, and rural living on this exceptional 67 acre property. Featuring multiple ponds, including a stunning 1 acre creek fed pond full with bass, this tract offers outstanding fishing, hunting, and outdoor enjoyment year round. Whether you enjoy casting a line at sunset, exploring the outdoors, or simply taking in the peaceful surroundings, this property provides a setting that is becoming increasingly difficult to find.

Mature hardwoods are scattered throughout the property, creating a beautiful landscape and excellent shade, while approximately 25 acres of dense timber provide outstanding wildlife habitat and privacy. Two wet weather creeks wind through the land, further enhancing the property's natural beauty and attracting abundant wildlife. Whitetail deer, wild hogs, turkey, and quail are regularly seen on the property, making it an excellent destination for hunters and outdoor enthusiasts.

Previously used for cattle grazing until this year, the property offers a strong combination of productive pasture and recreational appeal. Most of the cedar trees were removed just a few years ago, leaving only juvenile cedars that can be easily managed or removed as desired. The back pastures are currently planted in wheat, providing excellent forage for livestock while also serving as a valuable food source for wildlife.

Several scenic building sites are spread throughout the property, offering views of the ponds, timber, creeks, and open pastureland. Electric service is available at the road, making future development more convenient. Whether you're envisioning a custom home, hunting cabin, or weekend retreat, this property offers plenty of possibilities.

Conveniently located just 2 miles from a paved road and approximately 15 minutes from Historic Route 66 and the Turner Turnpike, this property combines easy access with the privacy and tranquility of country living. Whether you're seeking a hunting property, cattle operation, recreational retreat, investment opportunity, or future homesite, this diverse 67 acre tract is one you won't want to miss.



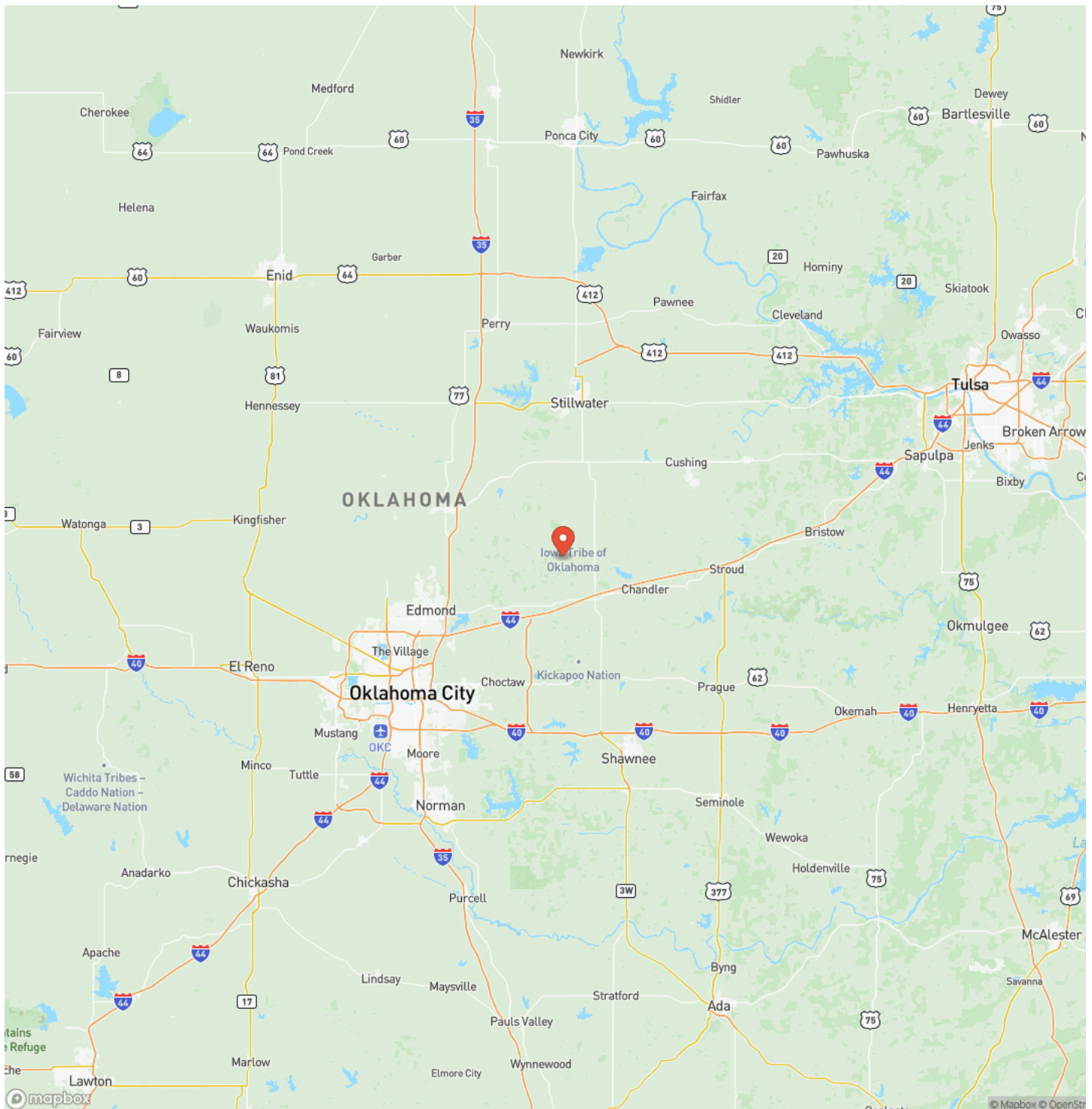
Prime 67 Acres of Hunting and Fishing
Wellston, OK / Lincoln County



Locator Map



Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



Prime 67 Acres of Hunting and Fishing Wellston, OK / Lincoln County

LISTING REPRESENTATIVE

For more information contact:



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Houston Greene

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City / State / Zip

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NOTES

This image shows a blank 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.

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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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