

**Seminole County Hunting Camp**  
13750 NS 3570 Rd  
Konawa, OK 74849

**\$275,000**  
40± Acres  
Seminole County



## Seminole County Hunting Camp

### Konawa, OK / Seminole County

#### **SUMMARY**

**Address**

13750 NS 3570 Rd

**City, State Zip**

Konawa, OK 74849

**County**

Seminole County

**Type**

Hunting Land, Recreational Land, Residential Property, Single Family, Ranches

**Latitude / Longitude**

35.0197 / -96.6501

**Dwelling Square Feet**

640

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

40

**Price**

\$275,000

**Property Website**

<https://greatplainslandcompany.com/detail/seminole-county-hunting-camp-seminole-oklahoma/116651/>



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### **PROPERTY DESCRIPTION**

If you have been looking for a turnkey recreational property where you can hunt, fish, relax, and have a place to stay from day one, the Seminole County Hunting Camp deserves a closer look. This unique 40-acre property offers an excellent combination of wildlife habitat, water, improvements, and recreational opportunities in an area of Oklahoma well known for producing quality whitetail deer.

The property comes complete with a 640-square-foot, one-bedroom, one-bath home that makes a great hunting cabin, weekend getaway, or base camp during deer season. Whether you're looking for a place to spend a few weekends each year or somewhere to stay while managing and improving the property, having an existing home already in place adds a tremendous amount of convenience. There is also a 40-foot storage container with a 16' x 40' lean-to built along the side, providing plenty of additional room for storing hunting equipment, ATVs, tractors, tools, feeders, and other recreational gear.

One of the biggest features of this property is the amount of water packed into just 40 acres. With more than two acres of surface water between two stocked ponds, there is plenty of opportunity to enjoy the property outside of hunting season. The ponds are stocked with largemouth bass, crappie, and perch, making this a property where you can spend a morning in a deer stand and an afternoon fishing without ever leaving the place. In addition to the ponds, a creek runs along the southern boundary of the property from west to east, adding another important water source and natural travel corridor for wildlife.

The habitat is what really brings this property together. There is an abundance of cover throughout the acreage, creating the type of environment that allows wildlife to feel secure and stay on the property. Deer and turkey are commonly found in the area, along with quail and the occasional wild pig. The combination of thick cover, multiple water sources, and the creek corridor gives a new owner the ingredients needed to manage the property specifically for hunting and wildlife.

For the serious deer hunter, the location may be one of the property's greatest advantages. Seminole County and this part of Oklahoma have developed a reputation for producing trophy-class whitetails, and this property sits in the type of country that gives mature bucks the cover and resources they need. At 40 acres, it is also a manageable-sized tract that allows an owner to strategically establish food plots, feeders, trail cameras, and stand locations without the maintenance requirements of a much larger ranch.

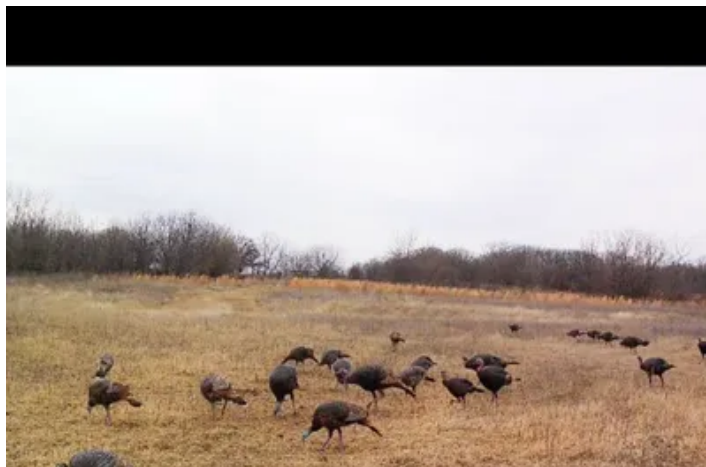
What makes the Seminole County Hunting Camp stand out is that it offers much more than just acreage. You are getting a hunting property, fishing property, weekend retreat, and established camp all in one package. The home gives you a comfortable place to stay, the storage and lean-to provide room for equipment, the ponds offer year-round recreation, and the creek and heavy cover create excellent wildlife habitat.

Whether you're looking for your own private hunting camp, a place to spend weekends with family and friends, or simply 40 acres where you can get away and enjoy the outdoors, this property checks a lot of boxes. The Seminole County Hunting Camp is ready for its next owner to step in, make it their own, and start enjoying everything this property and this part of Oklahoma have to offer.

*When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.*



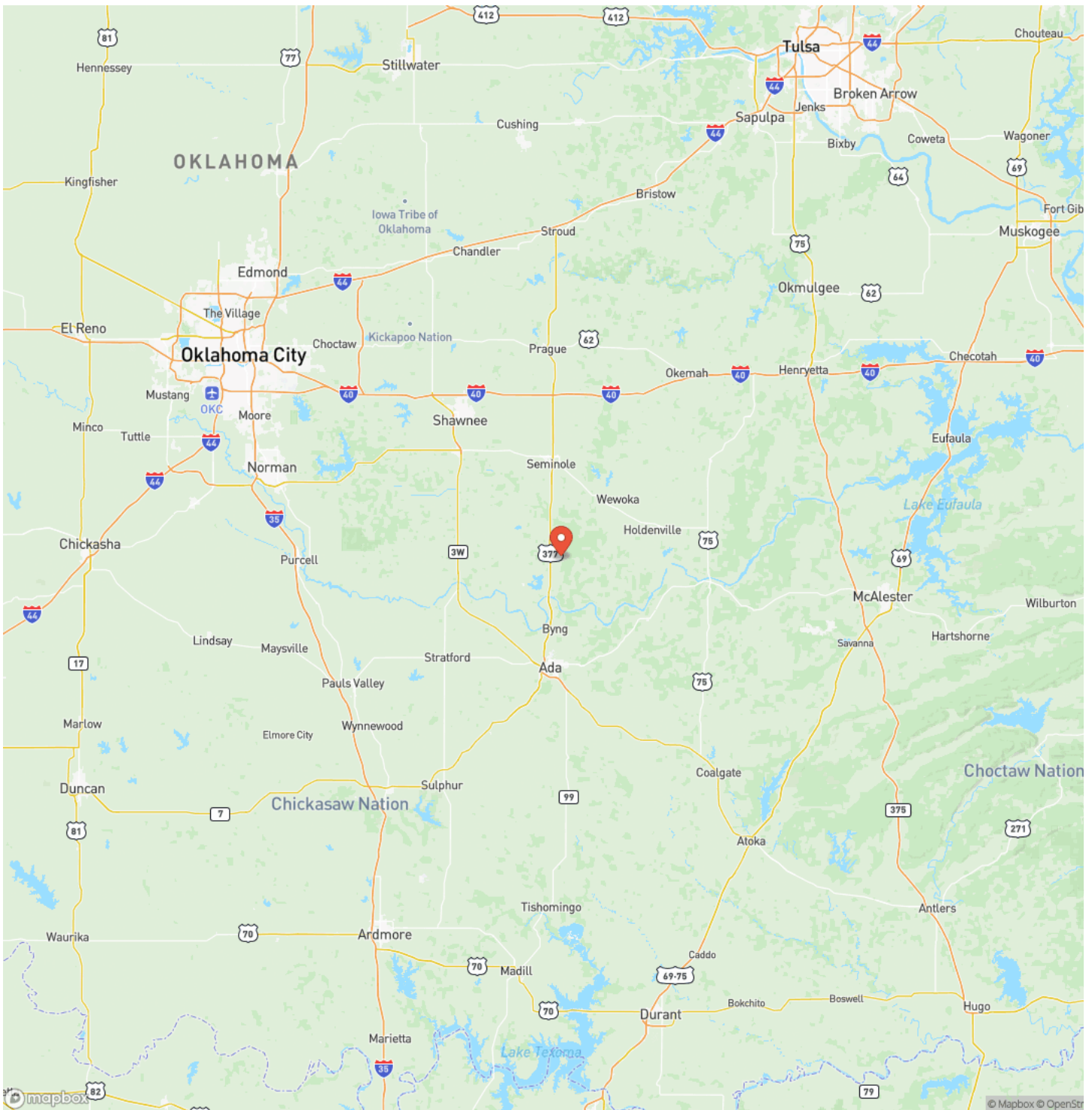
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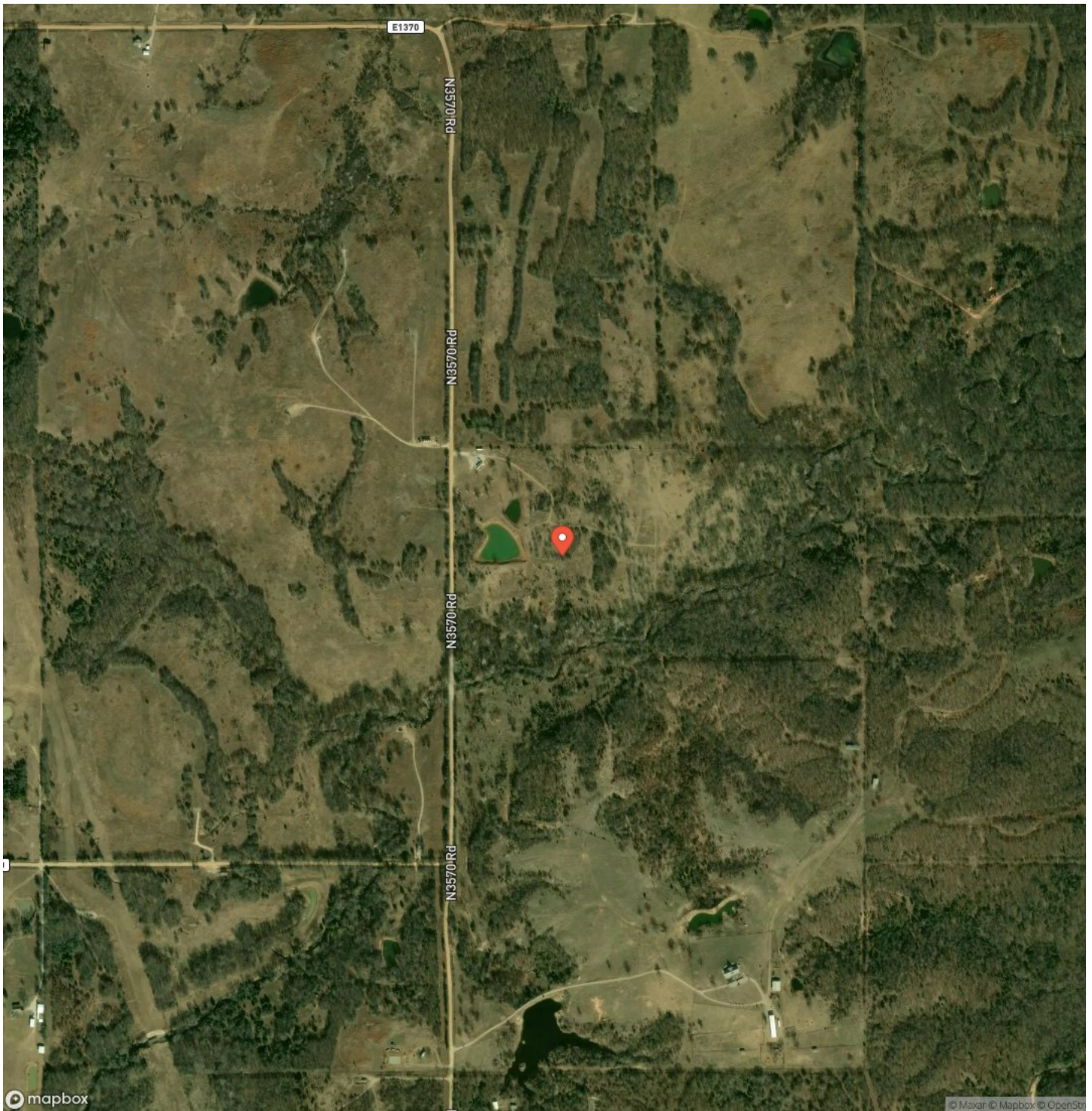
## Locator Map



## Locator Map



## Satellite Map



## Seminole County Hunting Camp

### Konawa, OK / Seminole County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Trey Percy

## Mobile

(405) 545-0985

## Email

trey@greatplains.land

**Address**

200 S. Broadway Ave.

## City / State / Zip

Hinton, OK 73047

## NOTES

This image shows a blank sheet 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.

## 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.



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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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