

Sasakwa 160
36122 EW 1380 Road
Sasakwa, OK 74867

\$925,000
160± Acres
Seminole County



Sasakwa 160
Sasakwa, OK / Seminole County

SUMMARY

Address

36122 EW 1380 Road null

City, State Zip

Sasakwa, OK 74867

County

Seminole County

Type

Hunting Land, Farms, Ranches, Recreational Land, Residential Property

Latitude / Longitude

35.010968 / -96.576758

Dwelling Square Feet

640

Bedrooms / Bathrooms

2 / 1

Acreage

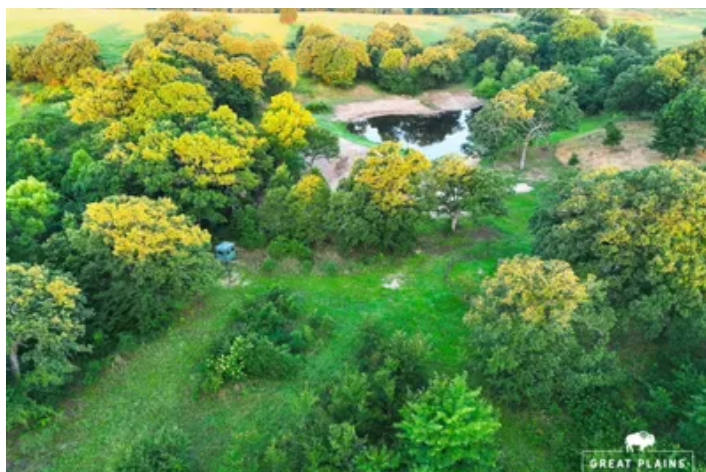
160

Price

\$925,000

Property Website

<https://greatplainslandcompany.com/detail/sasakwa-160/seminole/oklahoma/110675/>



PROPERTY DESCRIPTION

The Sasakwa 160 - 160 Acres of Proven Whitetail Country in Central Oklahoma

If you've spent any time chasing big whitetails in Oklahoma, you already know that ground like this doesn't come around very often. The Sasakwa 160 is a fully set-up, 160-acre ranch sitting in one of the most respected deer-producing areas in the entire state - a region that Game & Fish Magazine once called "Ground Zero" for Oklahoma's record-class whitetail genetics. That reputation didn't happen by accident, and neither did what this ranch has become.

The improvements away from the hunting side are just as solid. The centerpiece is a large 60' x 55' insulated, climate-controlled steel barn. Inside, there's a finished 750-square-foot living space with a two bedrooms, one bathroom, and a full kitchen - comfortable enough for a long season or extended stays. It functions equally well as a hunting lodge, a weekend place, or a full-time residence if that's the direction you want to go.

Separate from the barn is a 640-square-foot custom-built tiny home - one bedroom, one bathroom, well-finished and genuinely comfortable. Having two independent living spaces opens the door for large hunting groups, family gatherings, or even rental income. You're not cramming people into one building or making anybody sleep in a camp trailer. There's also a 45' x 25' metal shop with a concrete floor for equipment, tools, and general ranch work.

The current owners have spent years doing things the right way - managing habitat, controlling harvest, running supplemental feeding programs, and letting deer mature. The results speak for themselves. This place has a legitimate track record of producing big, mature bucks, and there's plenty of room for the next owner to keep building on that foundation.

Walk the land and you'll understand pretty quickly why the deer use it so heavily. Mature hardwood timber gives animals a place to bed and browse, while open meadows create natural staging and feeding areas. A live spring-fed creek runs through the property year-round, and five ponds are scattered across the acreage - meaning water is never far away, in any season. That kind of consistent, diverse habitat is what keeps deer on a property instead of wandering to the neighbor's.

Getting around the ranch is easy thanks to an extensive trail system that's been developed and maintained over the years. These aren't just two-track roads thrown in for convenience - they were laid out with hunting in mind. The trails provide clean access to stands with minimal disturbance, create natural shooting lanes, and let you navigate by ATV, UTV, or truck without pushing deer off the property. It's the kind of thoughtful infrastructure that takes years to build right.

The hunting setup itself is completely ready to go. Three Redneck tower blinds and three HB feeders are already in place, each one positioned to take advantage of wind, terrain, deer travel routes, and nearby water. Steel exclusion fencing around the feeders keeps the feed where it belongs. Whoever buys this ranch can be in a stand their first season without spending a dime on setup.

The perimeter and cross-fencing are in good shape, giving you flexibility for livestock, hay production, or simply managing the land in sections. Access off Highway 56 is clean and easy without sacrificing the privacy that makes a hunting property worth owning.

Put it all together - proven deer genetics, diverse habitat, live water, a complete trail system, premium hunting infrastructure, two living quarters, working shop space, and years of hands-on management already behind it - and you've got a place that's genuinely hard to replicate. The Sasakwa 160 is ready to hunt, ready to enjoy, and ready for whoever is serious about owning a piece of real Oklahoma whitetail country.

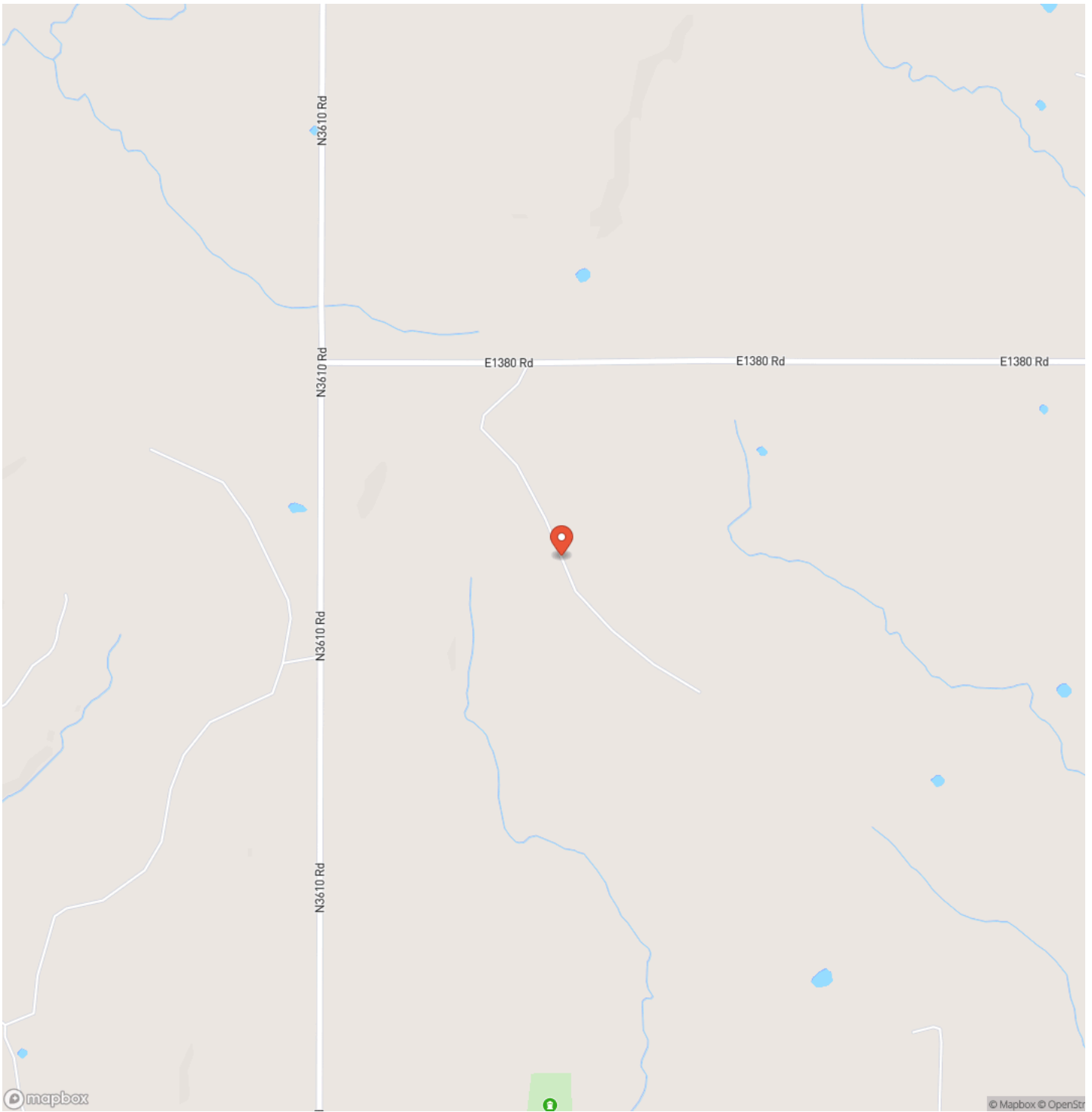
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



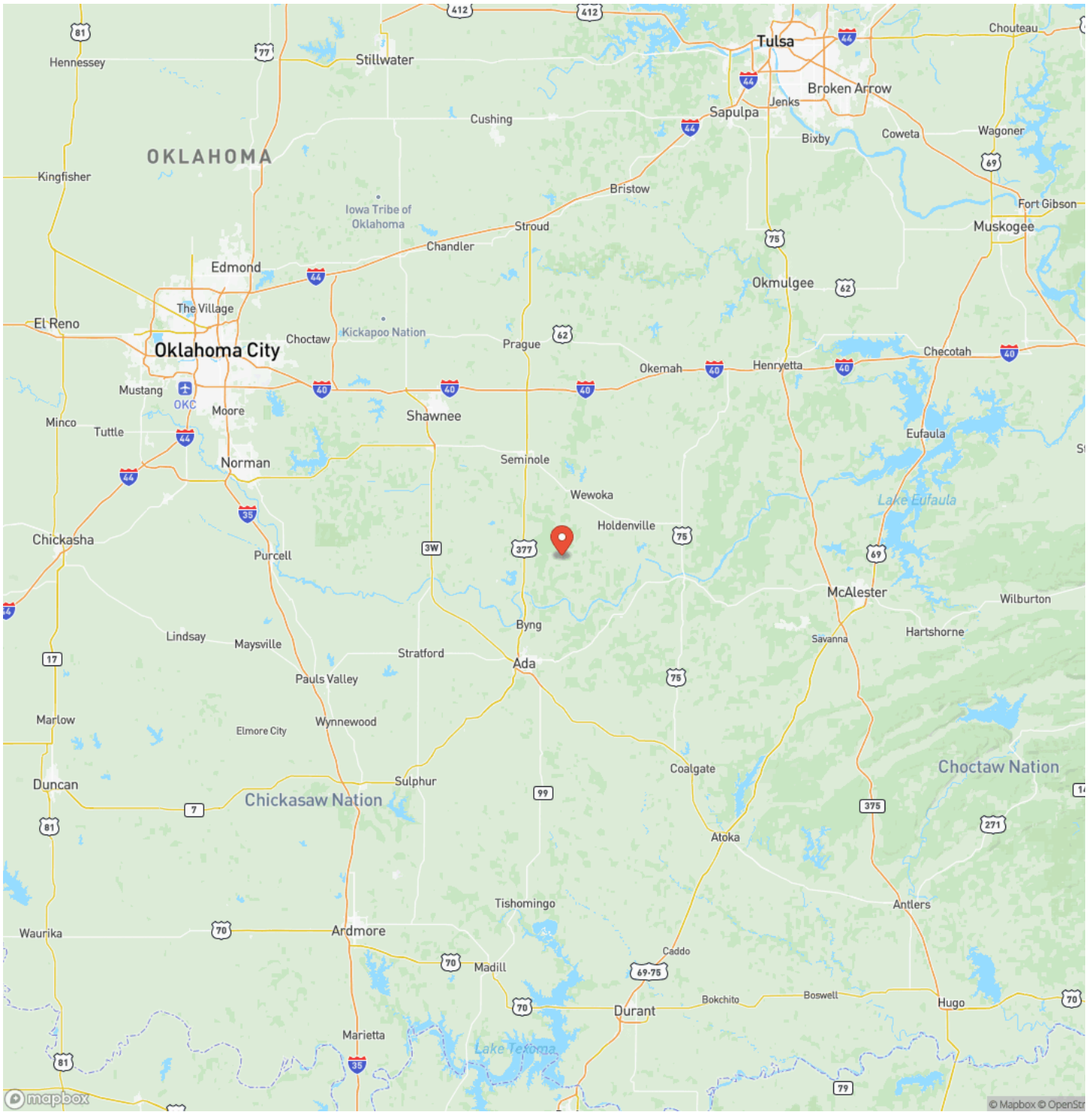
Sasakwa 160
Sasakwa, OK / Seminole County



Locator Map



Locator Map



Satellite Map



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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

