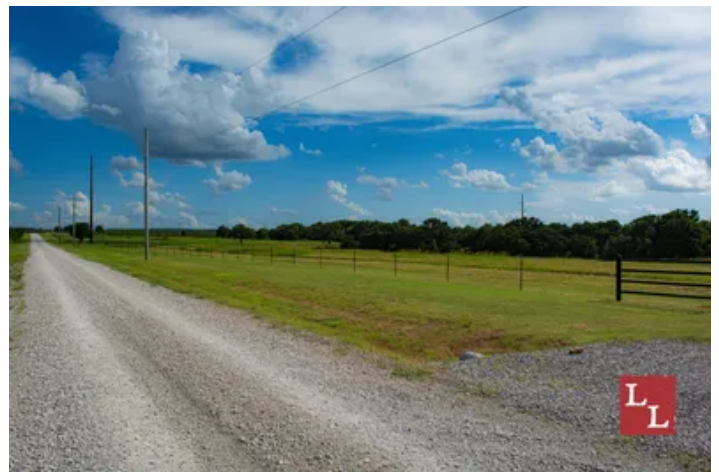


Mountain View 23  
Arbuckle Drive, Hennepin, OK, 73444  
Hennepin, OK 73444

**\$142,500**  
23± Acres  
Carter County



**Mountain View 23**  
**Hennepin, OK / Carter County**

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**SUMMARY**

**Address**

Arbuckle Drive, Hennepin, OK, 73444

**City, State Zip**

Hennepin, OK 73444

**County**

Carter County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

34.49697 / -97.400122

**Acreage**

23

**Price**

\$142,500

**Property Website**

<https://legendary.land/property/mountain-view-23-carter-oklahoma/84956/>



## Mountain View 23

### Hennepin, OK / Carter County

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#### **PROPERTY DESCRIPTION**

**The Mountain View 23** is a well-located home site and hunting property just north of the Arbuckle Mountains in Hennepin, Oklahoma. It sits in a small ranching community about 13 miles west of I-35 on Highway 7, within a new rural development. Toward the front of the property, there's a nice spot for building, set against a backdrop of mature oak timber. This property offers a good opportunity for a quiet homestead, with potential for both hunting and keeping livestock.

#### **Location:**

- \*Oklahoma City - 73 miles
- \*DFW - 135 miles
- \*Davis - 148 miles
- \*I35 - 13 miles
- \*Ardmore - 37 miles

#### **Access:**

- \*Hwy 7 & Arbuckle Drive

#### **Water:**

- \*Pond

#### **Utilities:**

- \*Rural water
- \*Electric Meter

#### **Climate:**

- \*Approximately +/-38 inches of annual precipitation

#### **Minerals:**

- \*Surface Only

#### **Wildlife:**

- \*Whitetail Deer
- \*Wild Turkey
- \*Waterfowl
- \*Dove
- \*Quail
- \*Wild Hogs

#### **Fishing:**

- \*Bass
- \*Bluegill

#### **Terrain:**

- \*920'-940'
- \*Native grass mature oak timber

#### **Improvements:**

- \*NA

#### **Equipment:**

- \*NA



*If you are not already on the Legendary Land Company website, please follow the "Property Website" link.*

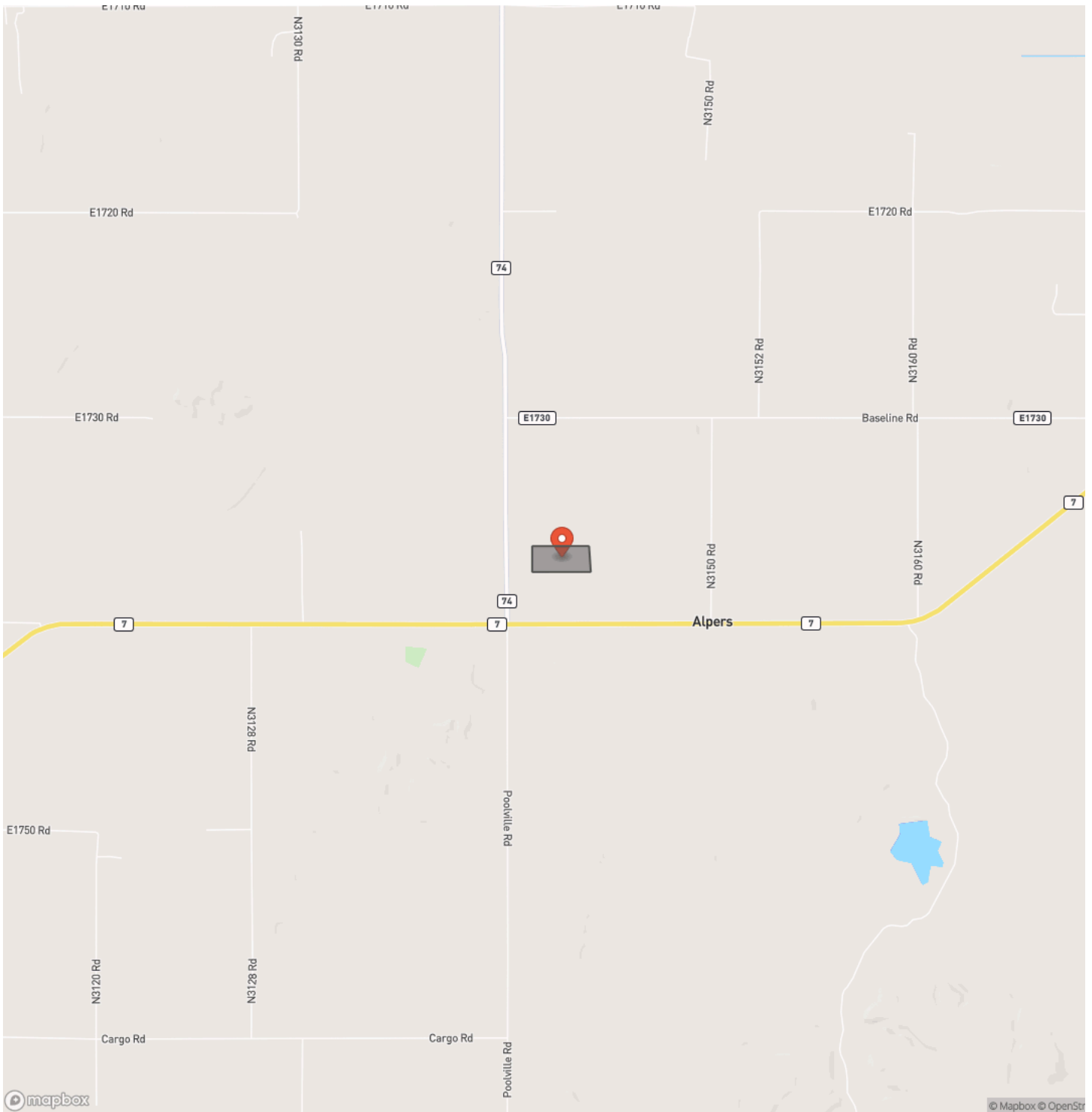
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



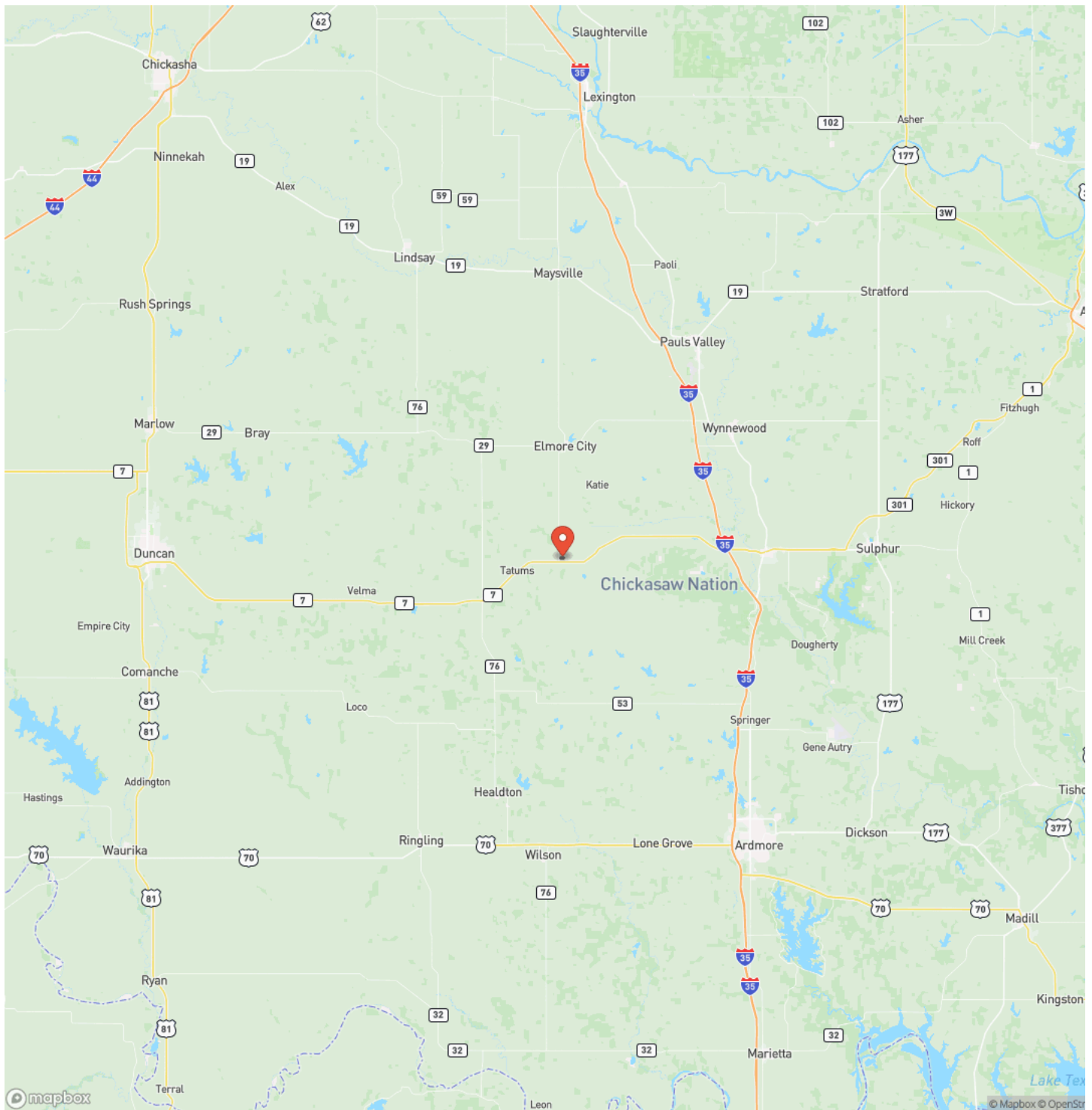
Mountain View 23  
Hennepin, OK / Carter County



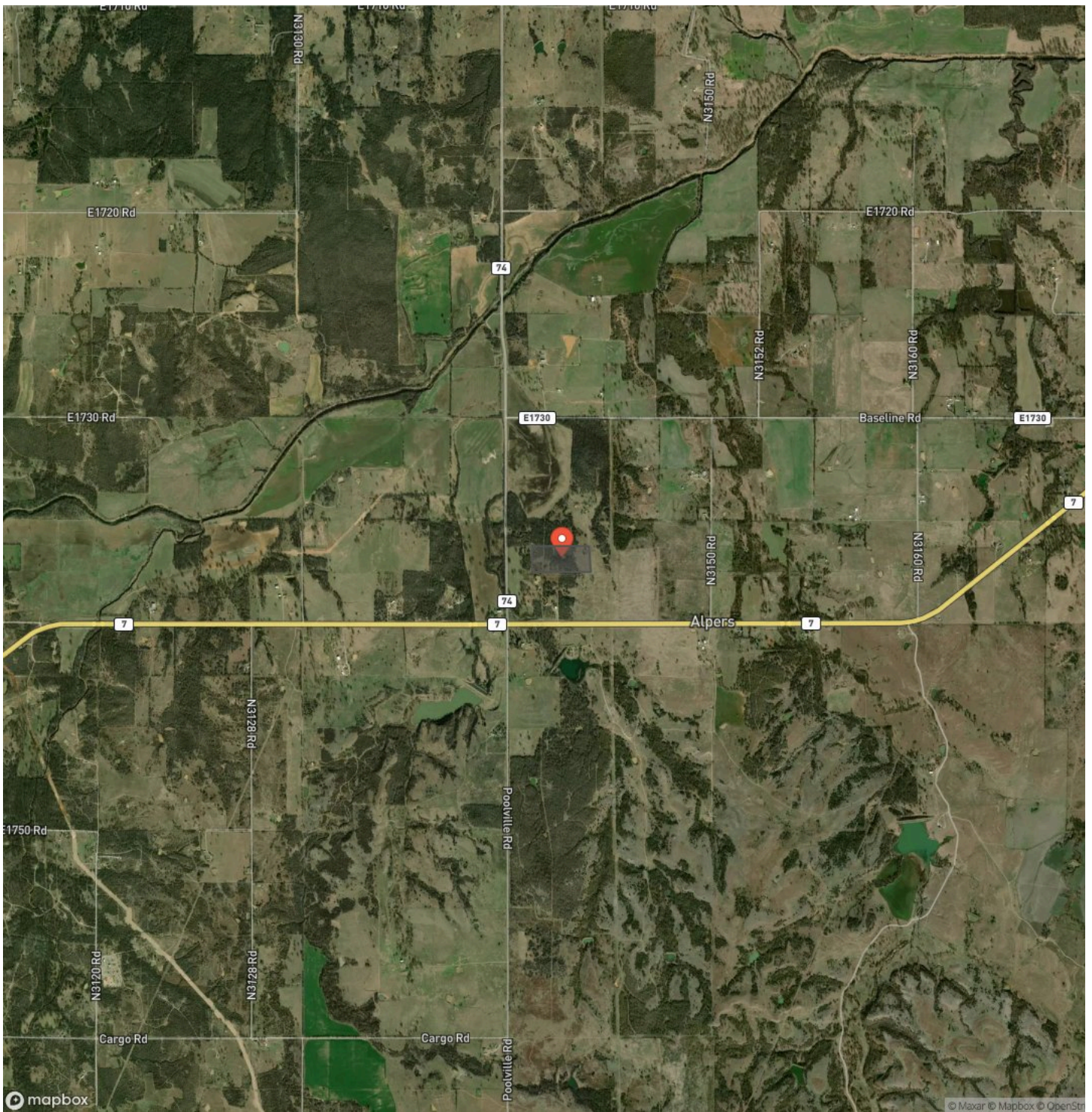
# Locator Map



# Locator Map



## Satellite Map







## **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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