

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

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.

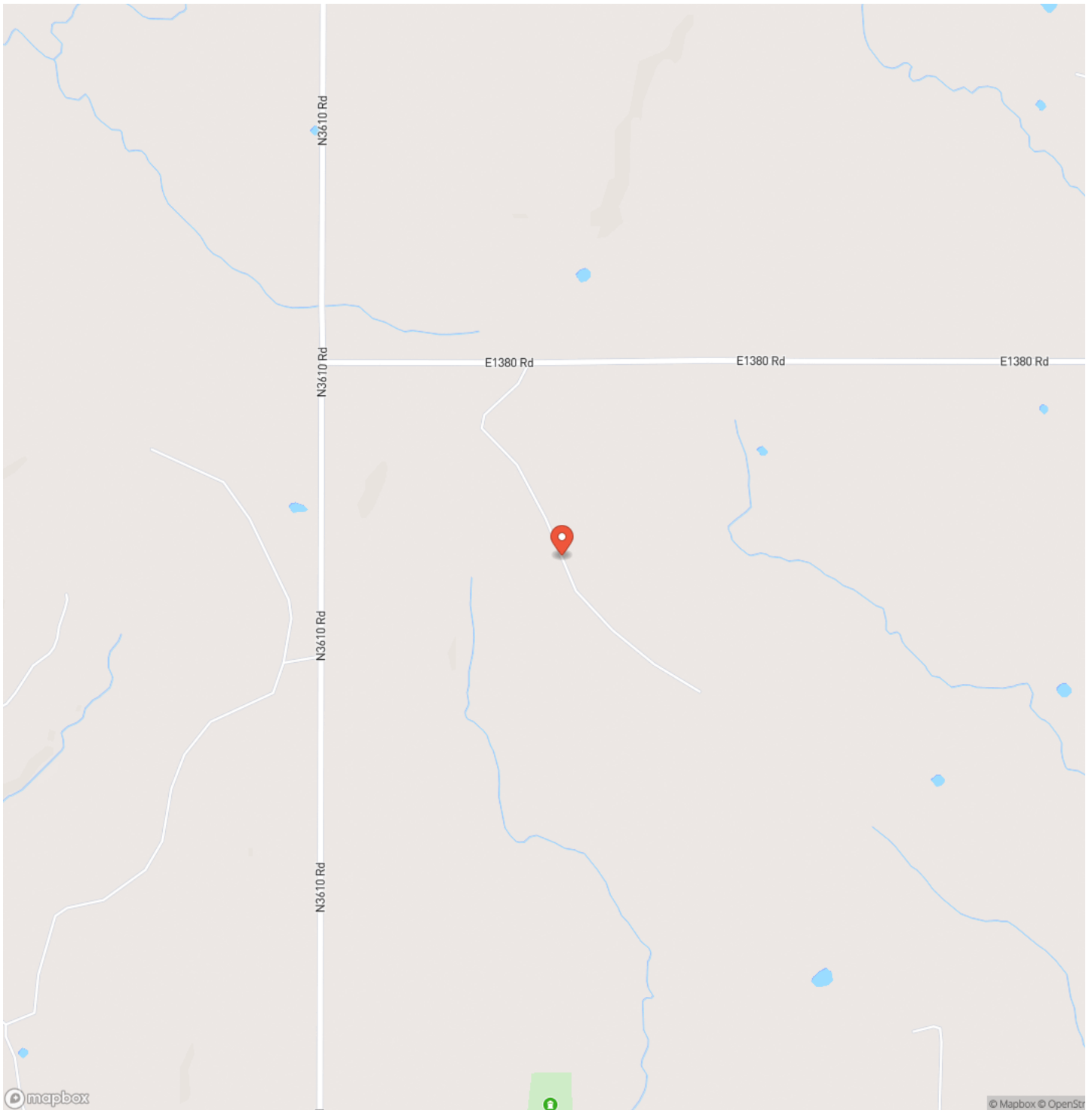
Put it all together - proven deer genetics, diverse habitat, live water, a complete trail system, premium hunting infrastructure, two living quarters, working shop space, and years of hands-on management already behind it - and you've got a place that's genuinely hard to replicate. The Sasakwa 160 is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

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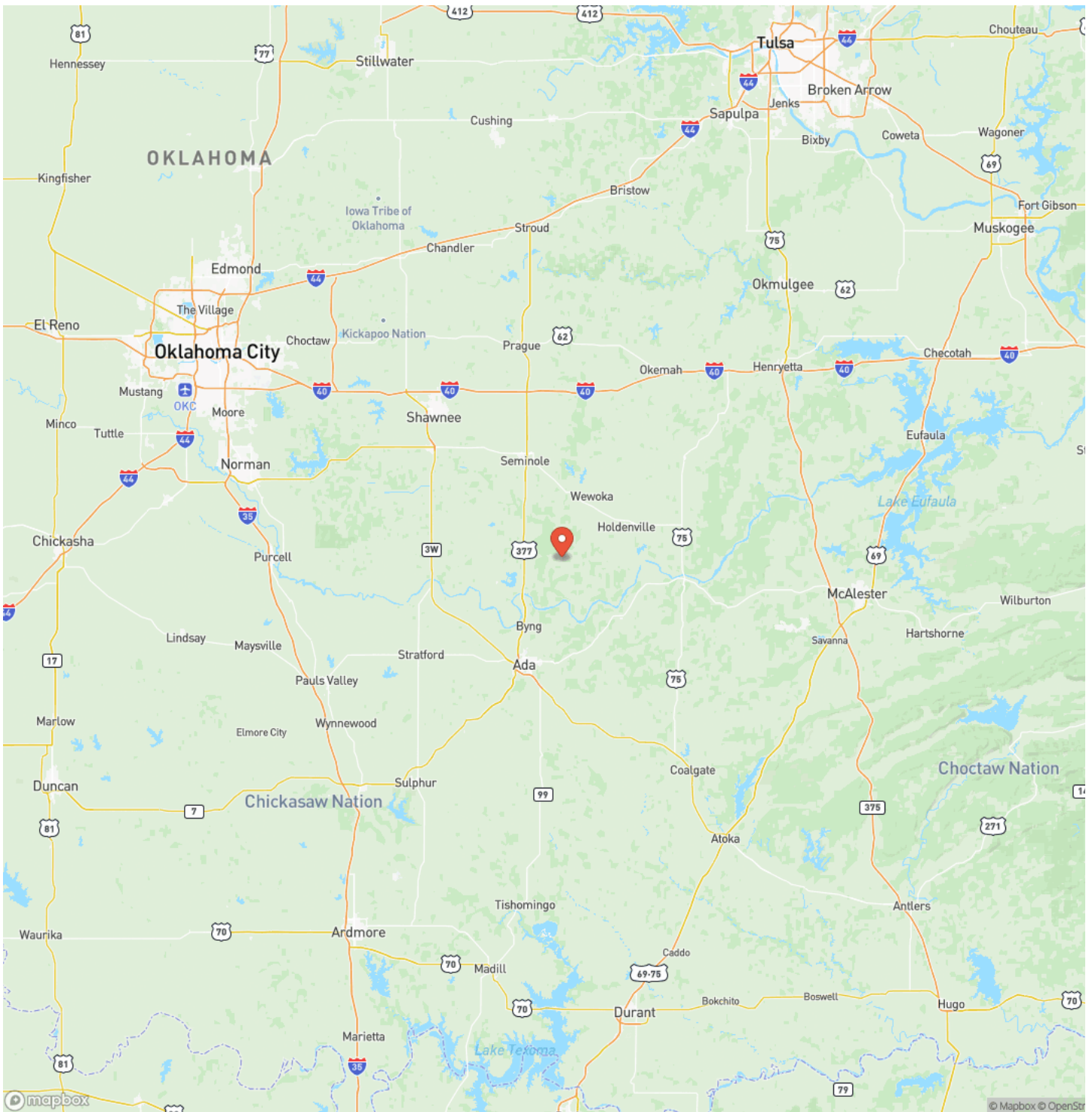
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Locator Map



Locator Map



Satellite Map



For more information contact:



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NOTES

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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