

Colcord 210
46513 S. 670 Rd
Jay, OK 74346

\$998,000
210 +/- acres
Delaware County



Colcord 210
Jay, OK / Delaware County

SUMMARY

Address

46513 S. 670 Rd

City, State Zip

Jay, OK 74346

County

Delaware County

Type

Farms, Ranches, Residential Property

Latitude / Longitude

36.3432 / -94.6864

Dwelling Square Feet

1400

Bedrooms / Bathrooms

3 / 1

Acreage

210

Price

\$998,000

Property Website

<https://www.mossyoakproperties.com/property/colcord-210-delaware-oklahoma/14531/>



PROPERTY DESCRIPTION

210 acres of Income producing land is becoming more difficult to find. In Delaware County, OK this mixed use residential, farmland, ranchland is cross fenced for cattle but is predominantly used for hay fields from the Midland Bermuda. Annually fertilized, this previous row crop farm produces ample hay for the sister farm of 390 ac 1/2 mile away. 3 ponds (at least one spring fed), a well and 2 automatic waterers allow for cattle to be readily moved in.

The home at 46513 S. 670 Rd, Jay, OK is currently rented at \$400/mo and sits on Eastern side of the property with road frontage and a small outbuilding and a 60x80 hay barn behind it. The adjacent building has plans to be updated and made into an additional apartment with an expected rent of \$150/mo.

The area's landscape is dotted with poultry farms with some no longer in poultry production but used as growing houses. This land is flat and a prime set up for poultry barns or growing houses without being too close to farms in the area. Access is all paved from Colcord, OK, with only the last half mile of gravel road to either of the Western or Eastern entries.

6 miles from Colcord, 10 miles from Jay and 13 miles from the Arkansas State Line this 210 acres is conveniently located to expand operations from NorthWest Arkansas farms or other Delaware County farms looking for more ground.

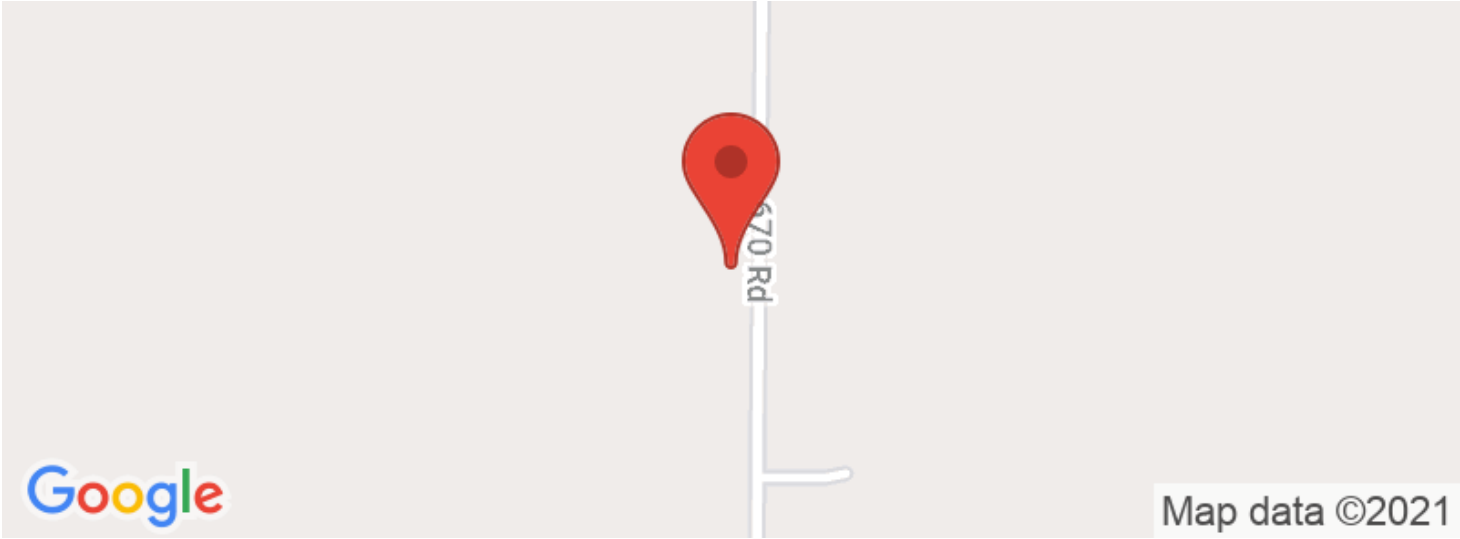
Call or text Jeff Clifton at 479-601-1317 or [Email listed above] for a site tour.

MORE INFO ONLINE:

MossyOakProperties.com



Locator Maps

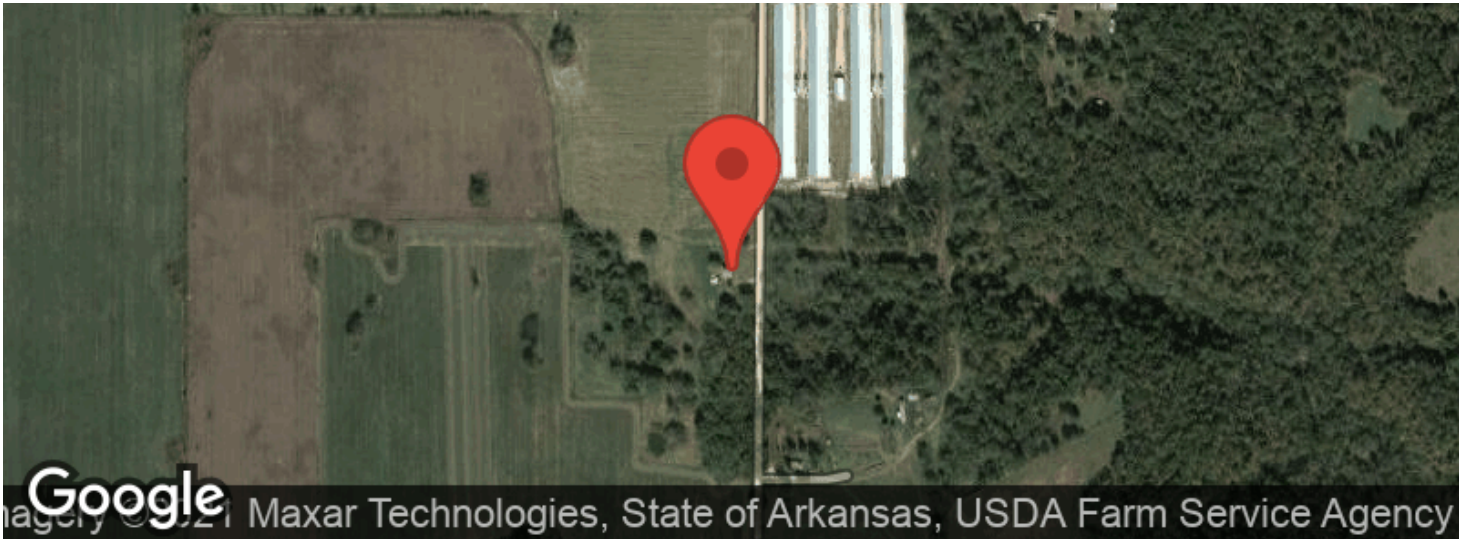


MORE INFO ONLINE:

MossyOakProperties.com



Aerial Maps



LISTING REPRESENTATIVE

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NOTES

MORE INFO ONLINE:

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Mossy Oak Properties of the Heartland

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