

260 Acres of Great Hunting and Build Site
00000 HWY 116
Colcord, OK 74338

\$1,200,000
260± Acres
Delaware County



260 Acres of Great Hunting and Build Site Colcord, OK / Delaware County

SUMMARY

Address

00000 HWY 116

City, State Zip

Colcord, OK 74338

County

Delaware County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

36.266817 / -94.745649

Acreage

260

Price

\$1,200,000

Property Website

<https://www.mossyoakproperties.com/property/260-acres-of-great-hunting-and-build-site-delaware-oklahoma/32420/>



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PROPERTY DESCRIPTION

West of Colcord, Oklahoma on Highway 116 is where you can find this stunning 260 acres. This little bit of highway frontage provides a gated access on the southwest side. This is a wooly piece of property that has many great uses, including cattle, hunting, logging, ATV/UTV riding and nature observation.

The majority of the acreage is in the back and cannot be seen from the road. There are approximately 227 acres of timbered hill and valleys with wet weather creeks in the back. Stepping through the gate, that leads you to this hunting paradise, is like stepping back in time to where the land was allowed to grow freely. Elevation change happens almost instantly and can be noticed all throughout the property. Thick overgrown vegetation lends itself nicely as habitat for lots of different critters including whitetail deer, squirrel, coyote, bobcat, and even the occasional mountain lion and black bear. Pine trees cover most of the vastness, but hardwoods such as oak, can be found scattered throughout the acreage. Imaging where to hang a treestand is not a hard visualization. There are plenty of trees that would be ideal for hanging a stand. The tops of the hills had been cleared at one time, but are slowly being taken over by pine trees. These hilltops would be great for rifle hunting out of a blind and overlooking the whole top if it was cleared. Soils in this part of Delaware County have been known to be gravelly. This farm has some of that as well, but there is also some good topsoil that would be perfect for planting food plots. Landowners that border this land are mostly larger tracts that help keep human pressure down on this property. Some trails have been cut and maintained by the seller and it gives you good access to most of the acreage. More trails could be added with some sweat equity.

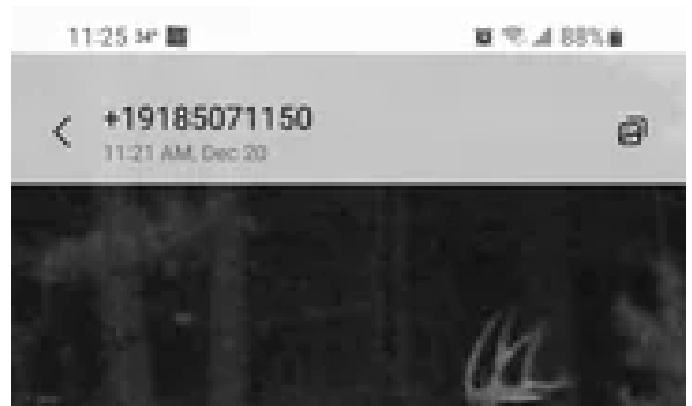
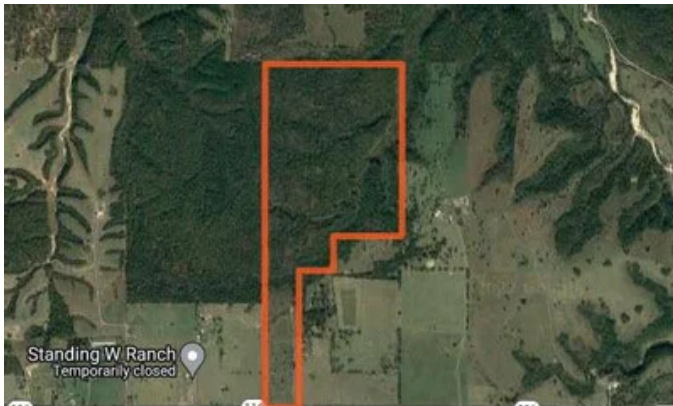
According to Wikipedia: Nearby is Natural Falls State Park, off Hwy 412 W at West Siloam Springs,^[13] one of the most beautiful scenic wonders in the state of Oklahoma. The natural setting and scenic beauty of the waterfall is known to millions of movie lovers. The popular 1974 film *Where the Red Fern Grows* was filmed in part at Natural Falls (then called Dripping Springs). The movie tells the story of a young boy growing up in rural Oklahoma during the hard times of the Great Depression and is considered an American classic.

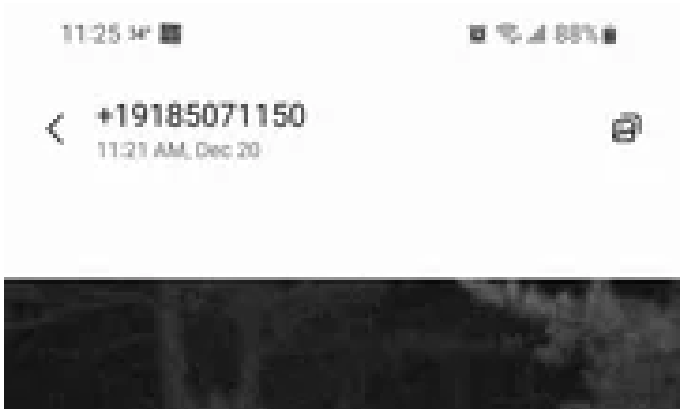
The front portion of the property is a fenced in pasture that is ideal for running cattle. There is a pond and several patches of trees in this part as well that help keep the livestock cool during the hot summers. There is also electricity running across this part of the property, that would be perfect, if you decided to build a home.

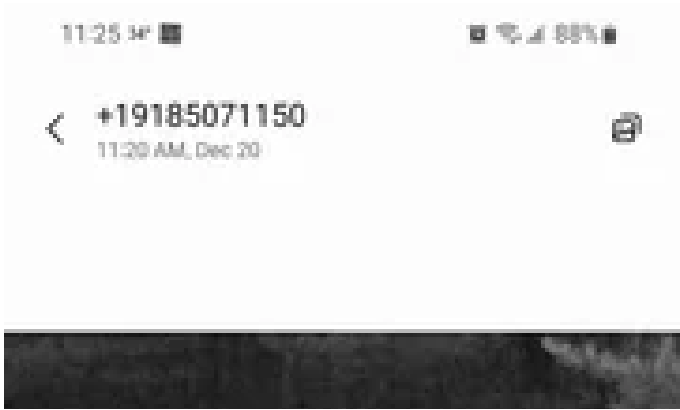
If you have been searching for the perfect place to build and hunt right out your back door, then you need to come check this one out. The elevation change is best appreciated if in person, so give Andrew a call at [620.313.0783](tel:620.313.0783) for a private tour of this beautiful property.

- 260 acres of beautiful Oklahoma land perfect for hunting, cattle, logging, and ATV/UTV riding.
- 227 acres of timbered hills and valleys with wet weather creeks.
- Thick overgrown vegetation provides habitat for wildlife including whitetail deer, squirrel, coyote, bobcat, mountain lion and black bear.
- Pine trees cover most of the acreage with hardwoods like oak scattered throughout.
- Elevation changes throughout the property.
- Soils are gravelly with some good topsoil perfect for food plots.
- Trails have been cut and maintained by the seller with more that can be added.
- Nearby is Natural Falls State Park, off Hwy 412 W at West Siloam Springs.
- Front portion of the property is fenced in pasture with a pond and patches of trees.
- Electricity running across the property.

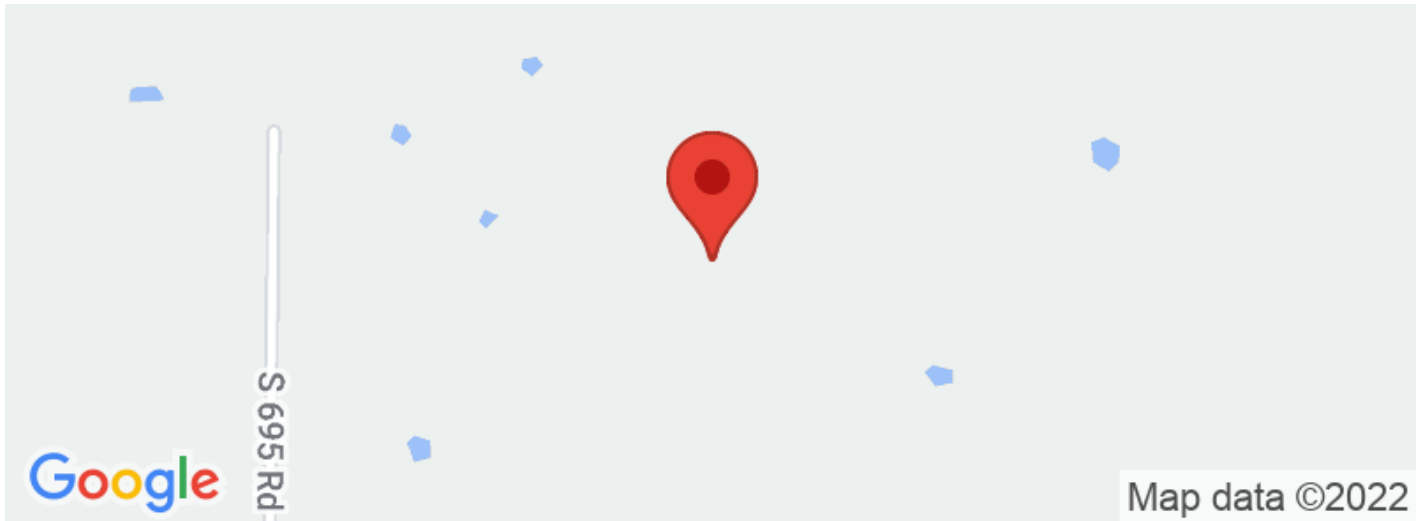
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Locator Maps



260 Acres of Great Hunting and Build Site
Colcord, OK / Delaware County

Aerial Maps



**260 Acres of Great Hunting and Build Site
Colcord, OK / Delaware County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Neodesha, KS 66757

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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.

Mossy Oak Properties of the Heartland

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MORE INFO ONLINE:

MossyOakProperties.com