

Red Lake Farm – McCurtain County, OK
Idabel, OK 74745

\$873,000
291± Acres
Adair County



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Idabel, OK / Adair County

SUMMARY

City, State Zip

Idabel, OK 74745

County

Adair County

Type

Recreational Land

Latitude / Longitude

33.8125 / -94.847

Acreage

291

Price

\$873,000



PROPERTY DESCRIPTION

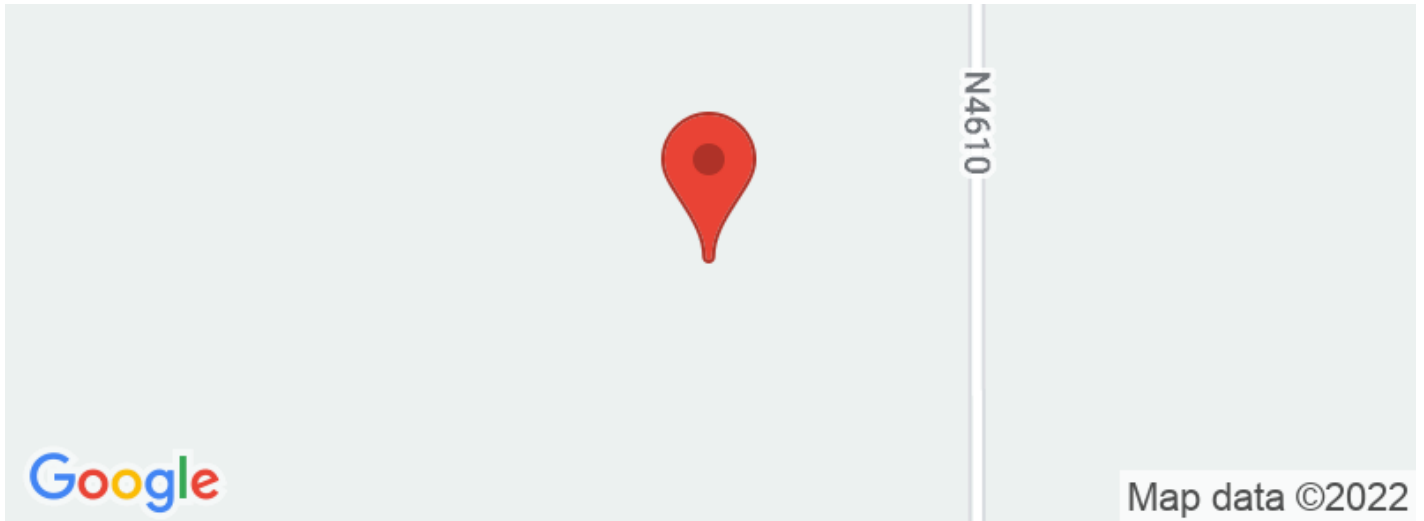
Red Lake farm consist of fertile farmland in the heart of the Red River Valley. Historical cropland with a proven history of success, this land for sale in Oklahoma is located near the Red River on some of the most sought-after ground in the area. Approximately 173 acres are tillable and currently under a favorable lease. The remaining acreage is enrolled in WRP and provides excellent wildlife habitat. Big bucks are found in this area with this farm providing the much-needed cover compared to surrounding farmland. The duck hunting here is superb. With minimal effort one could develop a top-notch waterfowl destination in the heart of the Red River Valley Central fly way. The over 5,800-acre Red Slough WMA is located only a few miles away providing additional waterfowl hunting. With an average of over 53" of rainfall per year and irrigation wells on site, this highly productive Red River valley farm for sale would make a terrific addition to your current farm holdings. Are you looking for an income producing property that you can hunt on as well? This may be the perfect place to build a hunting cabin or weekend escape. This property has many possibilities with excellent long-term investment potential. Call Brian DePriest today to set up your confidential showing.

One or more owners have a valid Oklahoma Real Estate license.

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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

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NOTES

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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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