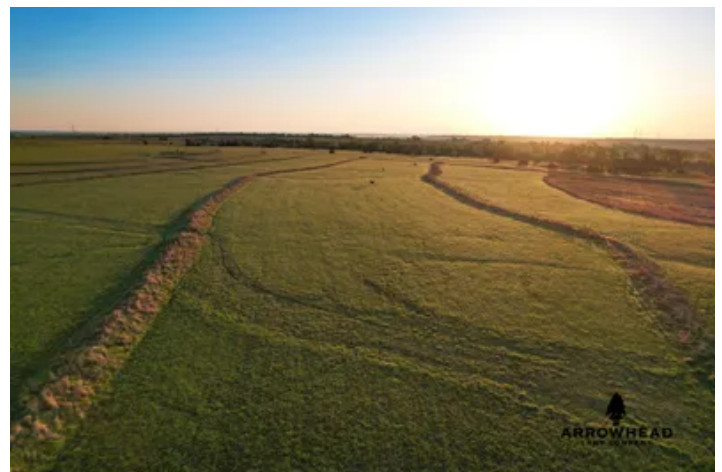


Highly Productive Hay Meadow
0000 N2520 RD
Fort Cobb, OK 73038

\$448,000
160± Acres
Caddo County



Highly Productive Hay Meadow Fort Cobb, OK / Caddo County

SUMMARY

Address

0000 N2520 RD

City, State Zip

Fort Cobb, OK 73038

County

Caddo County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

35.064 / -98.4977

Acreage

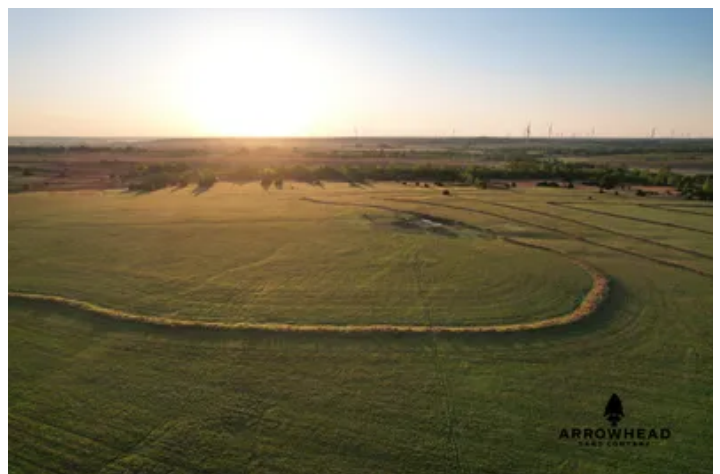
160

Price

\$448,000

Property Website

<https://arrowheadlandcompany.com/property/highly-productive-hay-meadow-caddo-oklahoma/54989/>



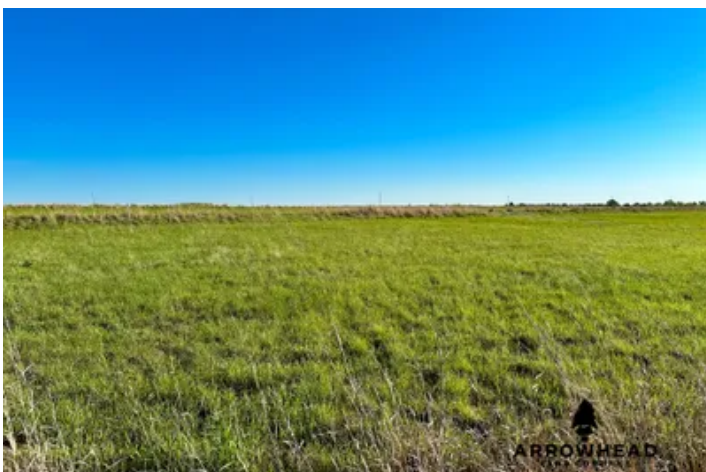
Highly Productive Hay Meadow Fort Cobb, OK / Caddo County

PROPERTY DESCRIPTION

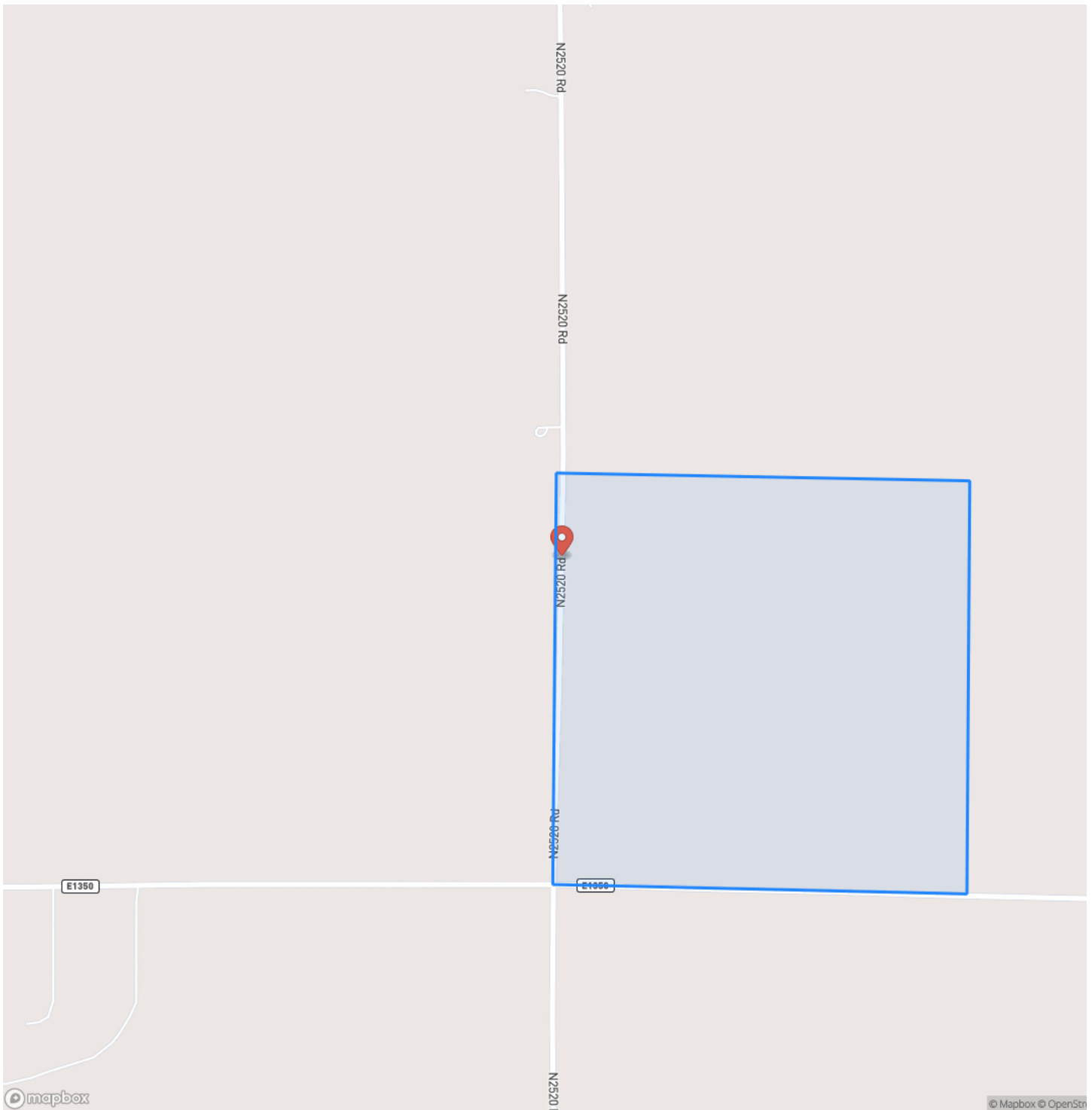
This 160 +/- acre tract in Caddo County, Oklahoma, is made up of good sandy loam soil with little to no limitations for farming or running cattle. The farm has most recently been used as hay pasture and has consistently produced 200-300 bales of grass hay per cutting. If grazing pasture is more suitable to your needs, then this farm has the grass to support moderate to intense grazing practices with good fencing and sufficient thermal cover in the form of a wooded draw that runs north to south along the east portion of the farm. This wooded portion of the farm also provides cover for the wildlife that inhabit or frequent the property. This 160 +/- acres provide hunting opportunities for hogs, white-tailed deer, turkey, and quail and is situated in a portion of the county with very good genetics as well as the other essentials for producing trophy-class animals. This property is a very good multi-use tract in a highly desirable part of the county located only 10 miles from Fort Cobb Lake. This is a great opportunity to own a great farm in a great area of the state with great neighbors and nearby amenities. Additional adjoining acreage available. If you have any questions or are interested in a private showing, please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).



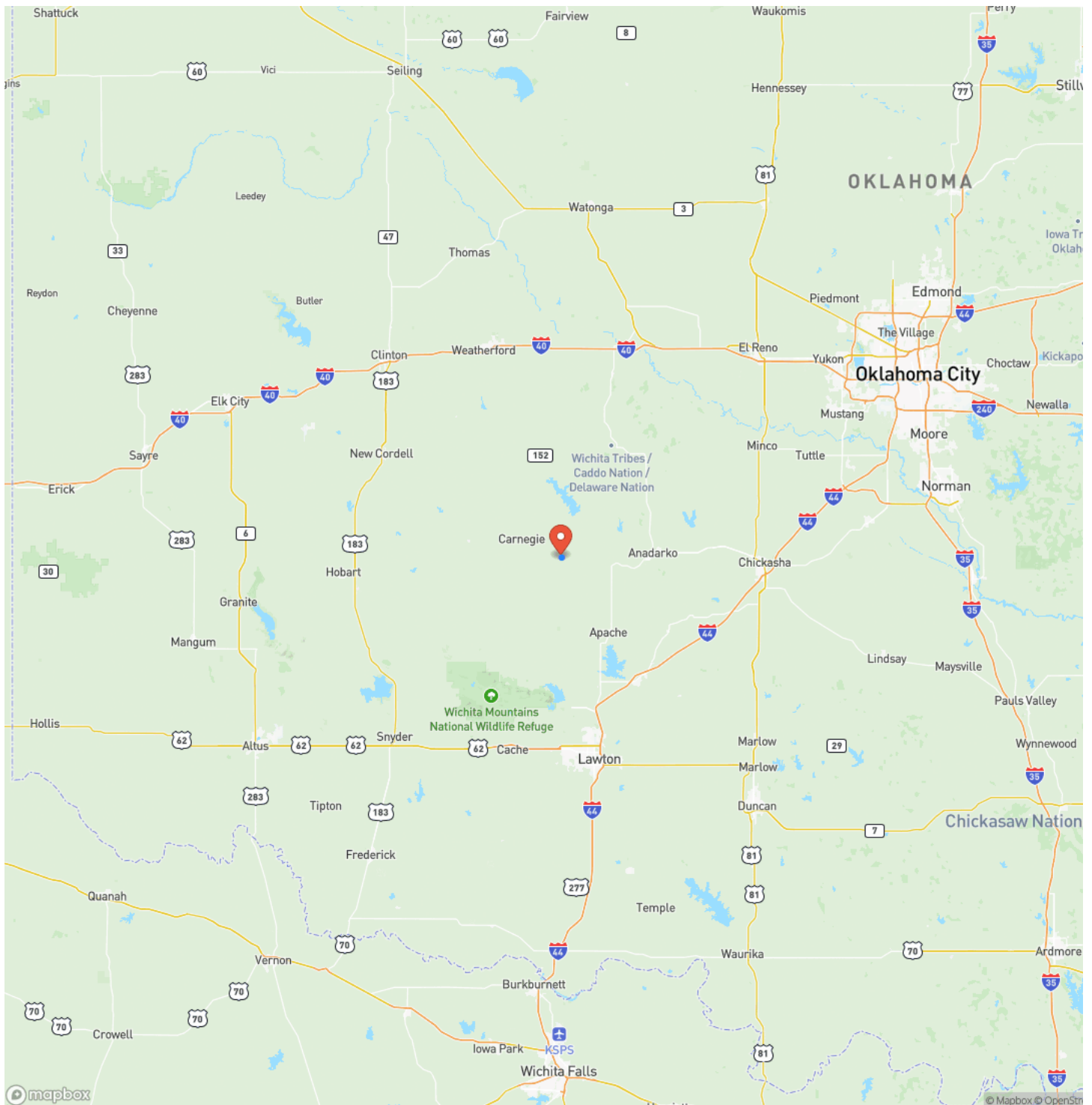
Highly Productive Hay Meadow
Fort Cobb, OK / Caddo County



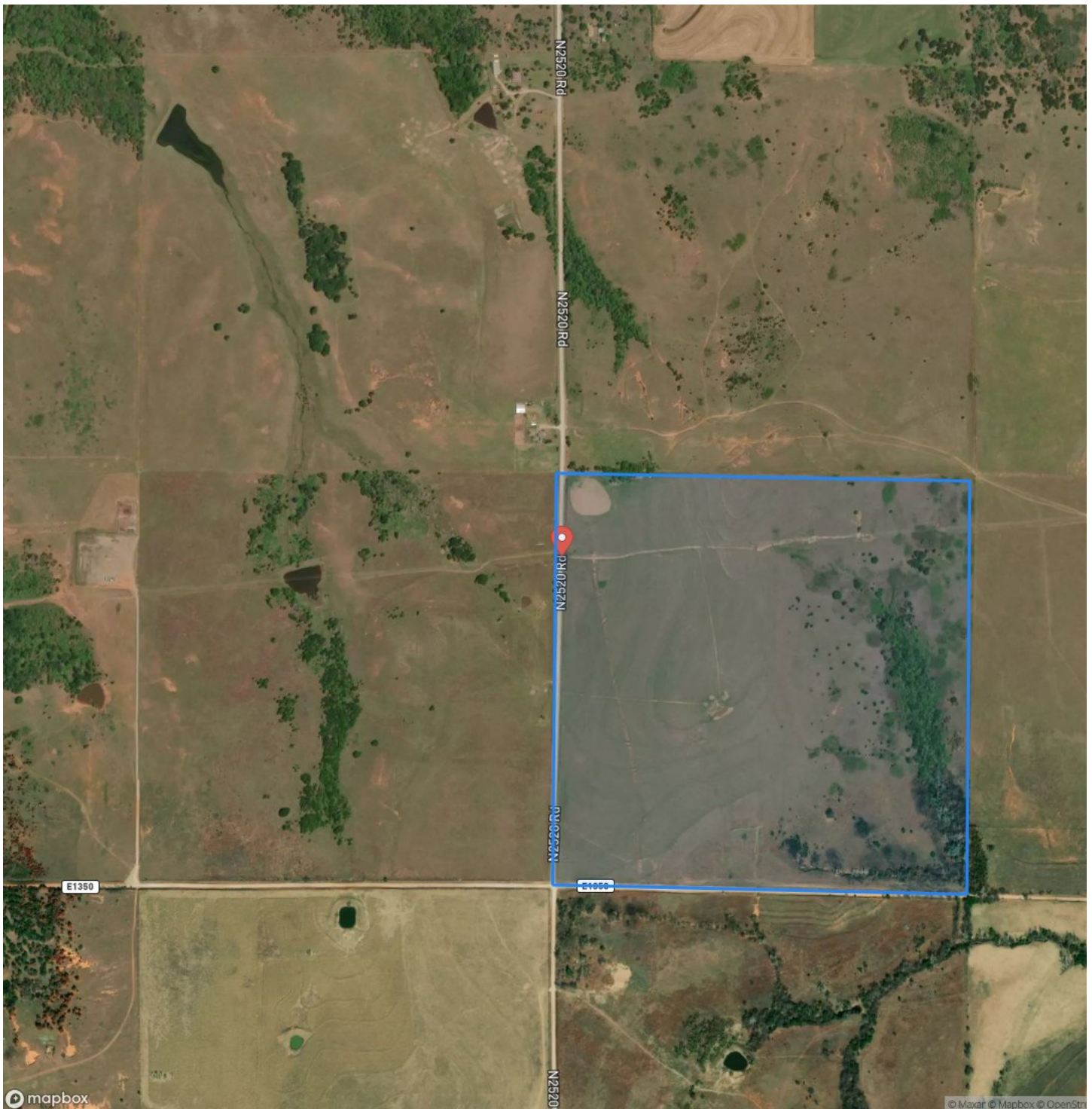
Locator Map



Locator Map



Satellite Map



Highly Productive Hay Meadow

Fort Cobb, OK / Caddo County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@arrowheadlandcompany.com

Address

City / State / Zip

Gotebo, OK 73041

NOTES

[illegible]

MORE INFO ONLINE:

www.arrowheadlandcompany.com

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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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