

**Charming Farmhouse with Canadian
River Frontage**
800 Moffat Rd
Lexington, OK 73501

\$350,000
39± Acres
Cleveland County



Charming Farmhouse with Canadian River Frontage Lexington, OK / Cleveland County

SUMMARY

Address

800 Moffat Rd

City, State Zip

Lexington, OK 73501

County

Cleveland County

Type

Farms, Hunting Land, Single Family, Recreational Land, Residential Property

Latitude / Longitude

35.028520 / -97.349251

Dwelling Square Feet

1732

Bedrooms / Bathrooms

3 / 2

Acreage

39

Price

\$350,000

Property Website

<https://arrowheadlandcompany.com/property/charming-farmhouse-with-canadian-river-frontage-cleveland-oklahoma/29138/>



Charming Farmhouse with Canadian River Frontage

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PROPERTY DESCRIPTION

Are you looking for a home on riverfront acreage? This beautiful farm is located on the banks of the Canadian River between Lexington and Purcel, Oklahoma. The farmhouse sits at the end of a dead end paved road providing privacy and easy access. This 3 bedroom/2 bathroom home has plenty of room for the family and the land surrounding means lots of room to play. Next to the house is a covered carport to keep your vehicle out of the weather. A barn and a set of pens are also located near the home giving you room for cattle, chickens, goats, or whatever farm animals you would like. Multiple peach trees are scattered throughout the pastures and even the front yard, and are beginning to produce fruit. As you go west through the property you will see the beautiful pastures and large timber. These pastures will sustain a few cattle and horses, and the river bottom timber is great habitat for deer, hogs, turkeys and other game. The Canadian River is known for its great fishing and waterfowl hunting. This is a place that you will want to be hunting when the temperature drops and the ponds freeze. The river access will also provide a great place to camp, launch a small boat, and set lines for catfish. This property also has a great opportunity for return on your investment. A 7+/- acre tillable field can be leased as farm ground and the current lease may be able to stay with the property if desired. Being located between two towns gives you many options for grocery stores, gas stations, schools, churches, and much more just a short drive away.

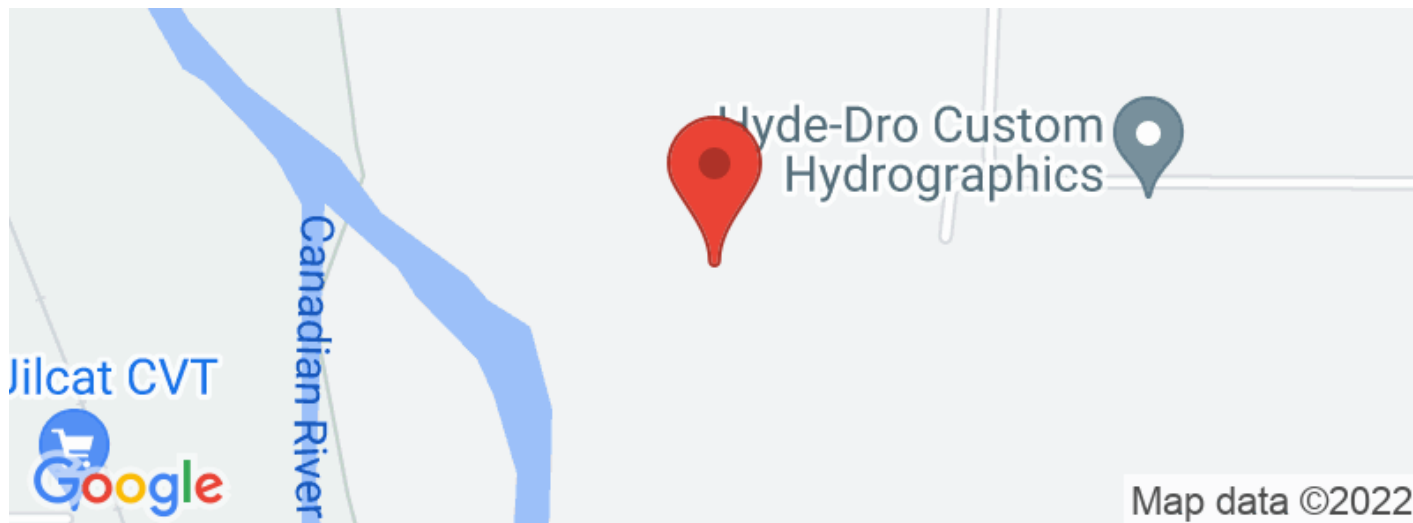
Properties with river access, a home, great recreation, and ROI potential are very hard to come by so do not miss this opportunity to make it your own. If you would like to schedule a private showing please contact Will Bellis at (918) 978-9311.



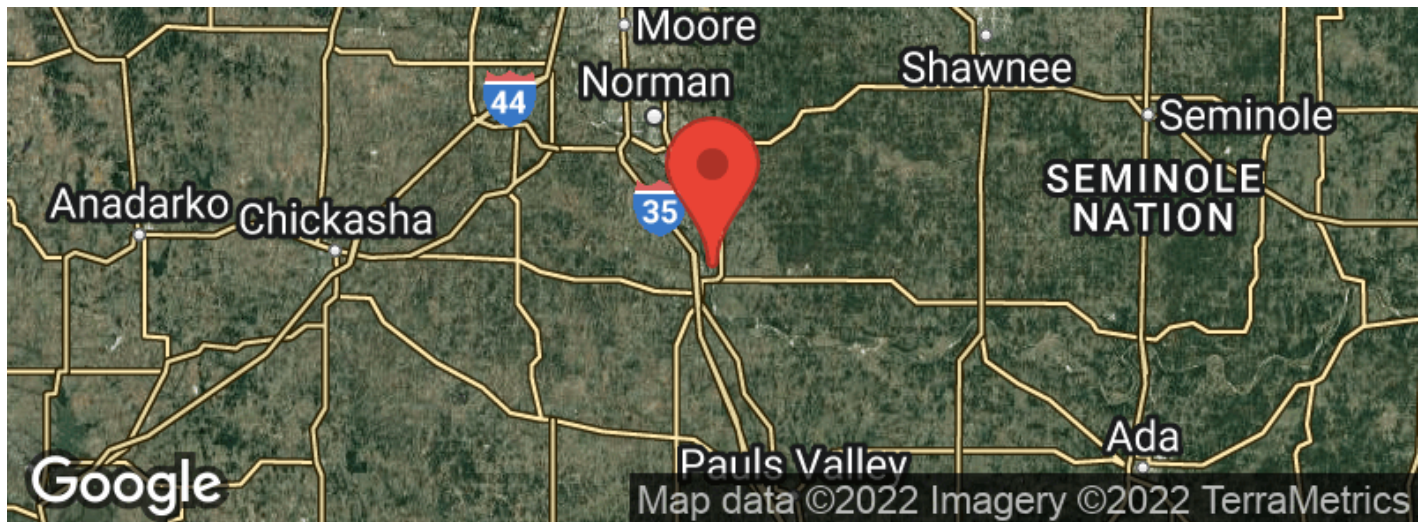
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Locator Maps



Aerial Maps



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Lexington, OK / Cleveland County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

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Address

City / State / Zip

Kellyville, OK 74039

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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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