

Cooperton Multi Use Tract
E1440 and N2320 Rd.
Roosevelt, OK 73564

\$385,000
160± Acres
Kiowa County



Cooperton Multi Use Tract
Roosevelt, OK / Kiowa County

SUMMARY

Address

E1440 and N2320 Rd.

City, State Zip

Roosevelt, OK 73564

County

Kiowa County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land,
Residential Property

Latitude / Longitude

34.9243 / -98.8495

Acreage

160

Price

\$385,000

Property Website

<https://arrowheadlandcompany.com/property/cooperton-multi-use-tract-kiowa-oklahoma/45476/>



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PROPERTY DESCRIPTION

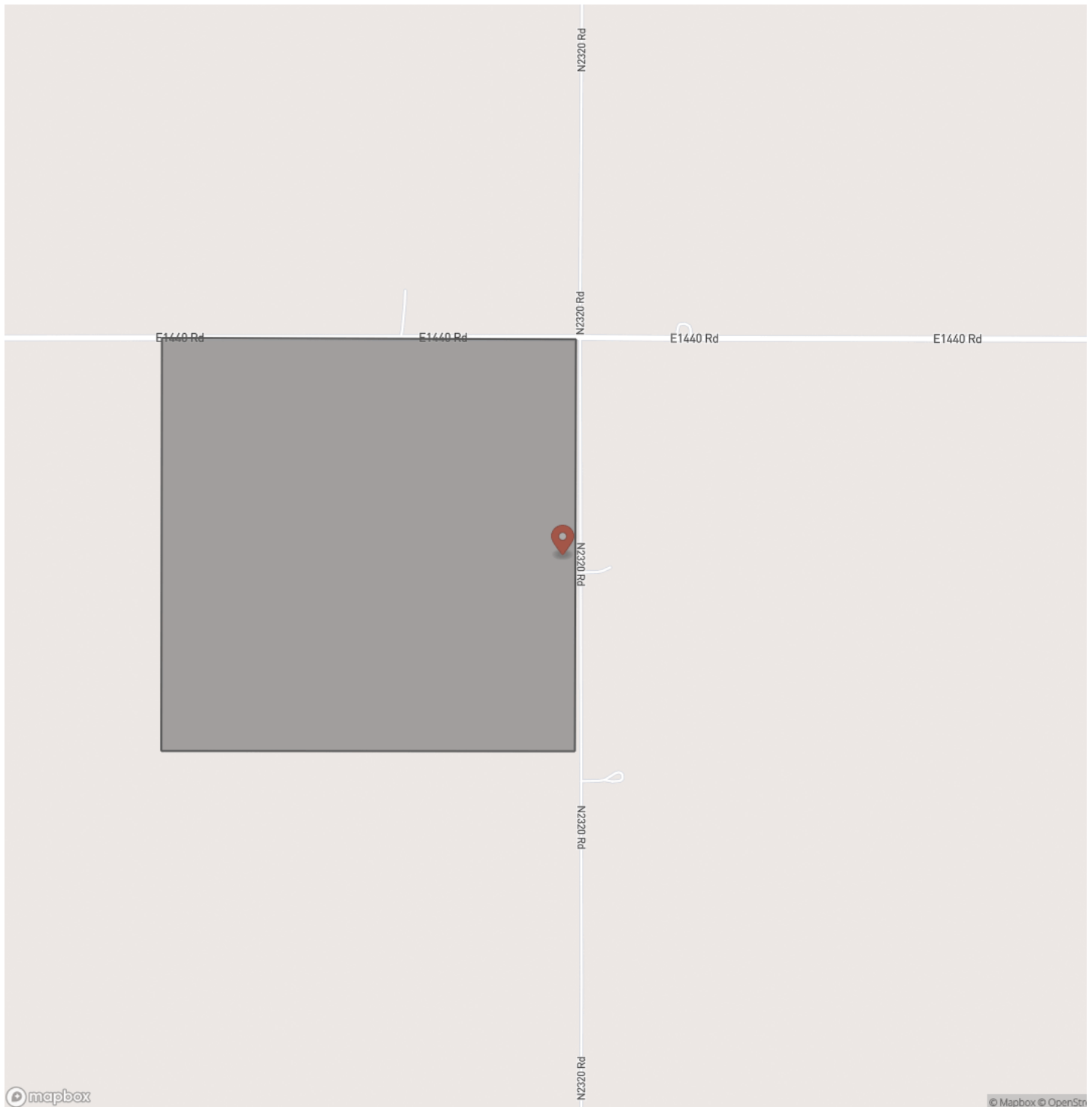
This is an ideal multi use 160 +/- acre tract of land near the community of Cooperton in Kiowa County, Oklahoma. This 160 acres sits just 1 mile east of highway 54 making it easily accessible. I say this is an ideal multiple use tract because as it currently sits it can be used for a variety of different activities from farming, ranching, hunting, and it also has a build site already set up with utilities. It has most recently been used as a bermuda grass hay pasture. Of the approximately 130 acres of grass pasture, 90 or so acres are improved, Midland 99 bermuda grass. It makes anywhere from 100-250 round bales of grass hay a year depending on the moisture. The majority of the tract is good, productive class 2 Hollister silty loam soils so it could easily be broken out and converted to tillable ground if that was more suitable for your operation. There are over 25 acres in the center of the property that were left alone as a sanctuary for deer and other wildlife. The sellers have consistently harvested and have trail camera photos of numerous, mature trophy class bucks on this property. Utility improvements such as electricity, water well and septic are already in place on the east side of the property if you wanted to build a custom home, a hunting camp or move in a mobile home. If the country lifestyle is what suits you then you don't want to miss this opportunity! Properties with great access to good road systems, income potential, outstanding deer hunting and utilities already on site for your dream home or hunting camp are tough to find! Don't let this one get away! Contact Josh Candelaria @ [580-660-1167](tel:580-660-1167) for more information.



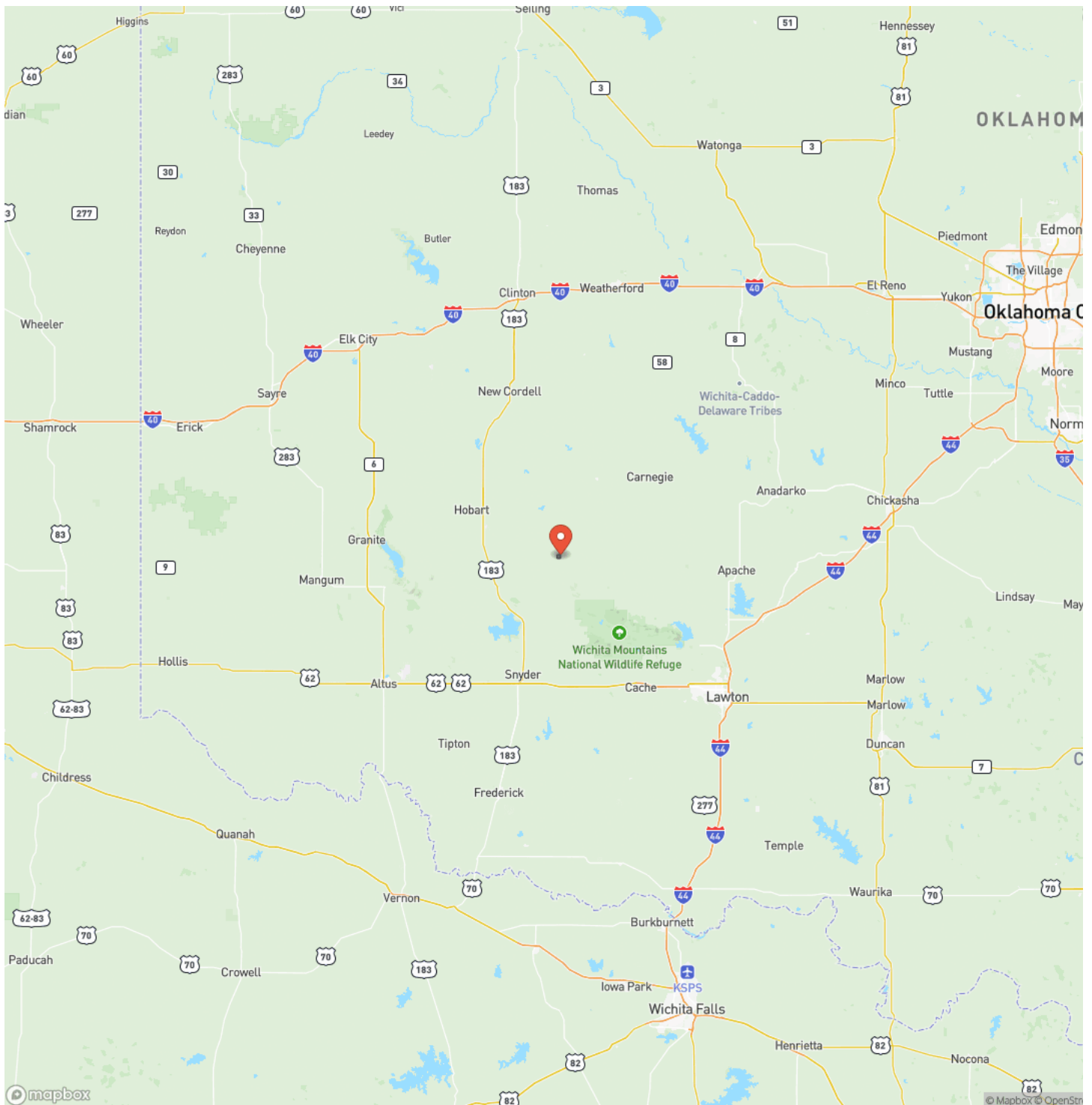
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Locator Map



Locator Map



Satellite Map



**Cooperton Multi Use Tract
Roosevelt, OK / Kiowa 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

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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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

