

Cooper Creek Multi-Use Farm
E 1950 Rd
Davidson, OK 73530

\$600,000
211± Acres
Tillman County



Cooper Creek Multi-Use Farm
Davidson, OK / Tillman County

SUMMARY

Address

E 1950 Rd

City, State Zip

Davidson, OK 73530

County

Tillman County

Type

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

Latitude / Longitude

34.181595 / -98.866653

Dwelling Square Feet

1272

Bedrooms / Bathrooms

3 / 12

Acreage

211

Price

\$600,000

Property Website

<https://arrowheadlandcompany.com/property/cooper-creek-multi-use-farm-tillman-oklahoma/91185/>



PROPERTY DESCRIPTION

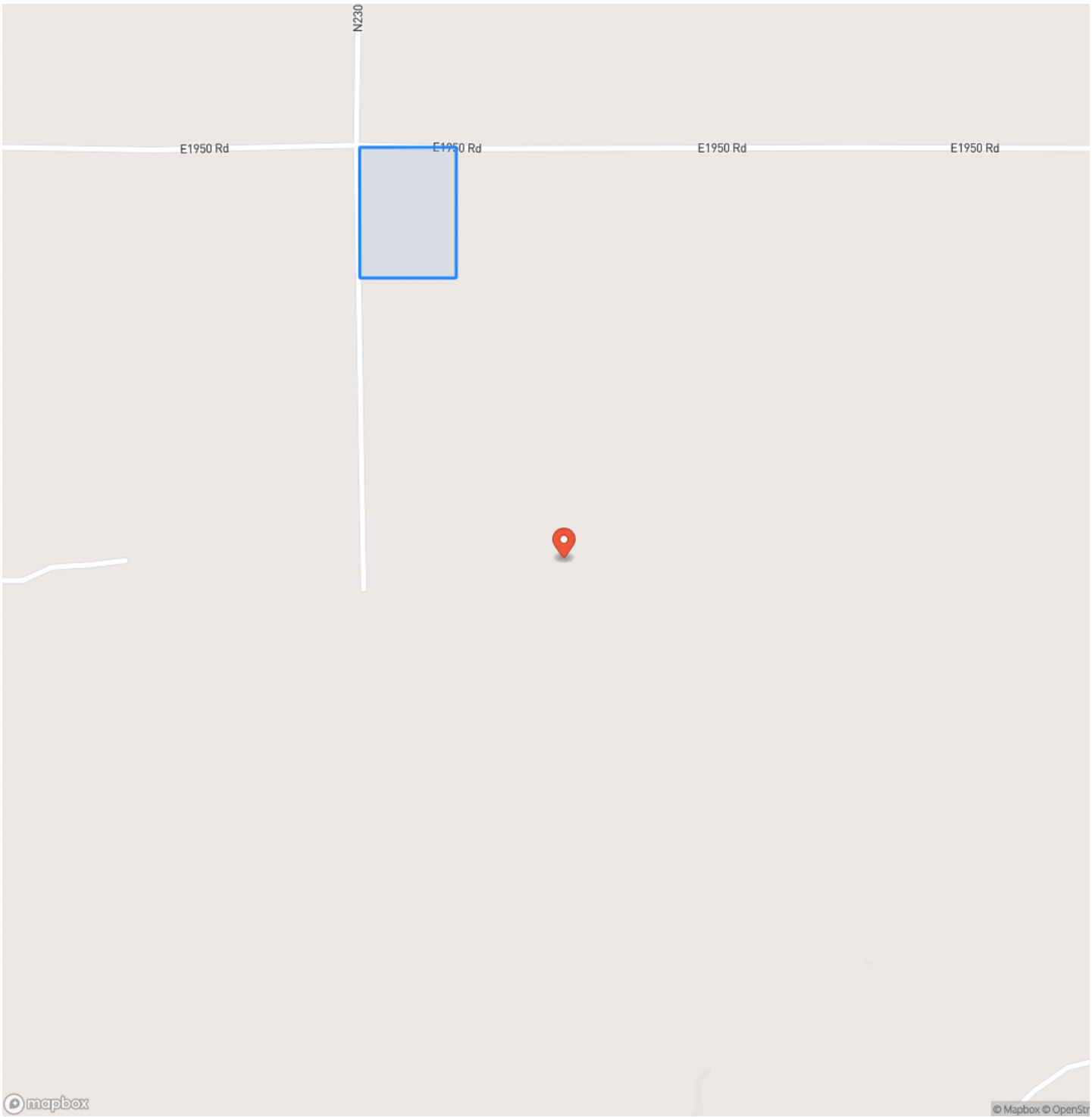
Introducing the Cooper Creek Multi-Use Farm! This impressive 211+/- acre property in Tillman County, Oklahoma is a sportsman's dream! If you're looking for a great mix of farmland, hunting ground, and peaceful country living, this 211 +/- acre property is worth a look. Cooper Creek runs right through the center of the property, boasting plenty of wildlife especially deer, which are frequently spotted all over the property. With established grazing pastures, full-fencing, and cross-fencing, it is made ready for immediate livestock use. It's a great setup for hunting, running livestock, or just enjoying the outdoors. The property includes a cozy 3-bedroom, 1-bath farmhouse that would make a great full-time home, weekend getaway, or hunting cabin. There's also a large barn with pens and stalls, perfect for livestock or equipment. This property is conveniently located just 22+/- miles from Frederick, 1+/- hour from Lawton, and 46+/- miles from Wichita Falls, it's far enough out for peace and quiet but still within easy driving distance of town. With a combination of pasture, trees, water, and plenty of room to roam, this place is ideal for anyone looking to enjoy rural Oklahoma at its best! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

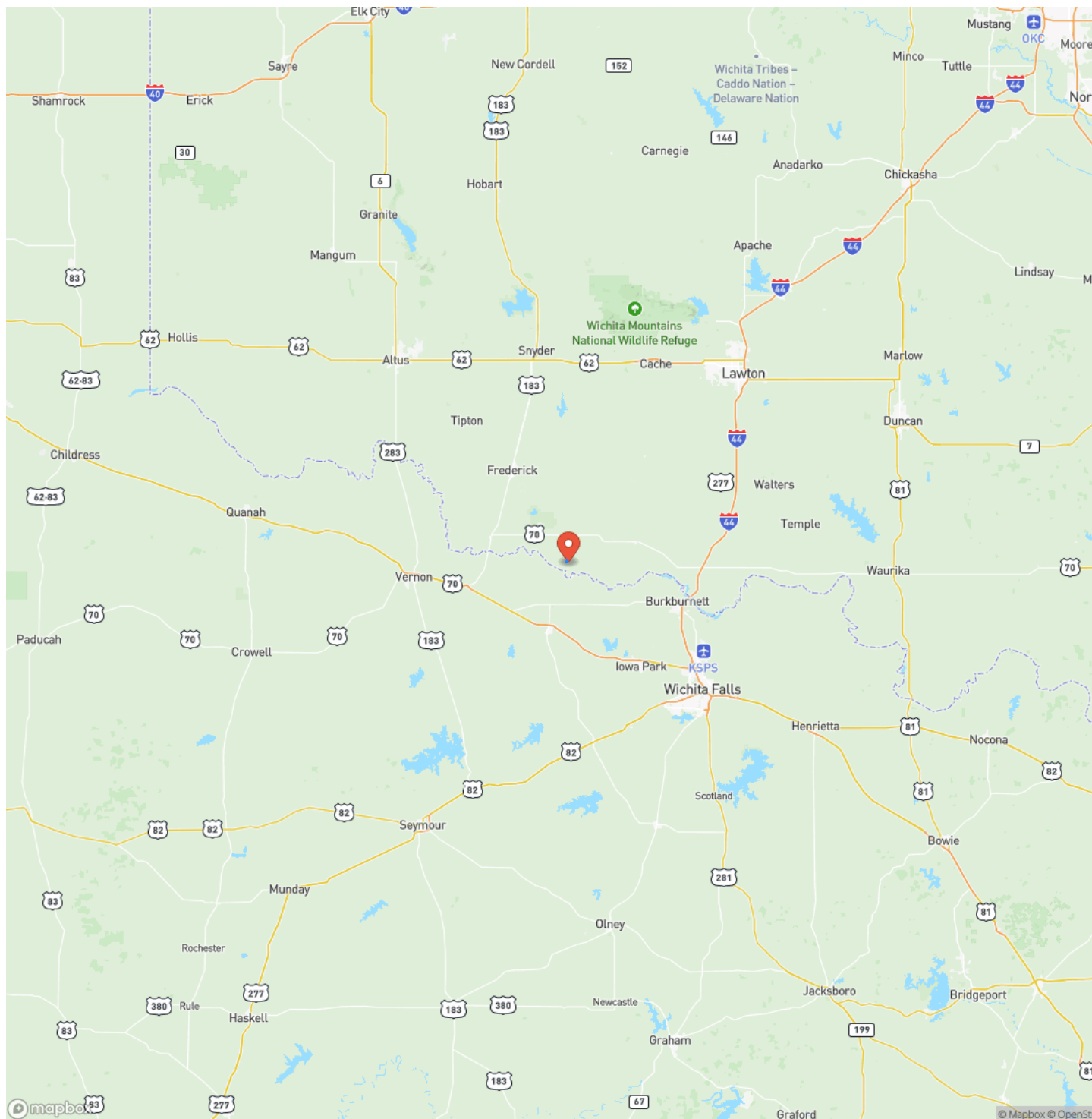
Cooper Creek Multi-Use Farm
Davidson, OK / Tillman County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, typical of notebook or legal stationery. The background is a solid off-white color, and there are no margins, text, or other markings present.



www.arrowheadlandcompany.com

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

