

Irrigated River Bottom Farm
7568 E 140
Atwood, OK 74827

\$5,500,000
1,103± Acres
Hughes County



Irrigated River Bottom Farm
Atwood, OK / Hughes County

SUMMARY

Address

7568 E 140

City, State Zip

Atwood, OK 74827

County

Hughes County

Type

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

Latitude / Longitude

34.9906 / -96.3191

Dwelling Square Feet

4079

Bedrooms / Bathrooms

3 / 1.5

Acreage

1,103

Price

\$5,500,000

Property Website

<https://arrowheadlandcompany.com/property/irrigated-river-bottom-farm-hughes-oklahoma/52593/>



Irrigated River Bottom Farm Atwood, OK / Hughes County

PROPERTY DESCRIPTION

PRICE REDUCED! Introducing one of the top irrigated river bottom farms hitting the market! This 1,103 +/- acre river bottom farm features a well-established irrigation system with (6) pivots, (5) irrigation wells, and room for more! It's not often you find an Irrigated Farm of this size East of I-35. The property is bordered by the Canadian River along its north and east sides. Currently, the farm ground is planted with wheat, with sections utilized for both grazing and harvest. With primarily Class I, II, III soils, this farm would be great for someone that wanted to combine wheat, run stocker calves, or row crop farm. The owner has had great success with Soybeans, Milo, and Wheat in recent years. The farm received 250# Urea/AC in late February on all the drilled wheat. Alongside the premier tillable land, there are several ponds scattered throughout the property, providing ample water access for wildlife or livestock. The wheat crop will be conveyed to the new owner at the list price, allowing almost an immediate cash return. Additionally, this property offers outstanding recreational potential. Thick pockets of timber, including cedars, cottonwoods, and more, line the Canadian River, with evident deer trails and rubs along its entire stretch, solidifying its potential for harvesting mature Oklahoma whitetails. The small clearings within the timber can serve as excellent food plots or feeder locations, providing close encounters during hunting season. Surrounded by agriculture, dense cover, and numerous water sources, this farm undoubtedly serves as a habitat for mature deer and other wildlife. With access to the river and other bodies of water, waterfowl hunting opportunities are exceptional. Whether you're interested in hunting ducks or geese, this farm is primed to offer memorable hunting seasons year after year. A comfortable remodeled 3-bedroom, 1.5-bathroom home is also located on the property, allowing you to live and experience the rare setup that this farm offers. If rental opportunities are more your style, the home is currently being rented for \$1,500.00 a month, and a recreational hunting lease would provide an additional revenue stream. Situated just south of Holdenville and minutes from Calvin, you're conveniently located close to town amenities. Seize this unique business and recreational opportunity and make the Irrigated River Bottom Farm yours! All showings are by appointment only. For more information or to schedule a private viewing, please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065).



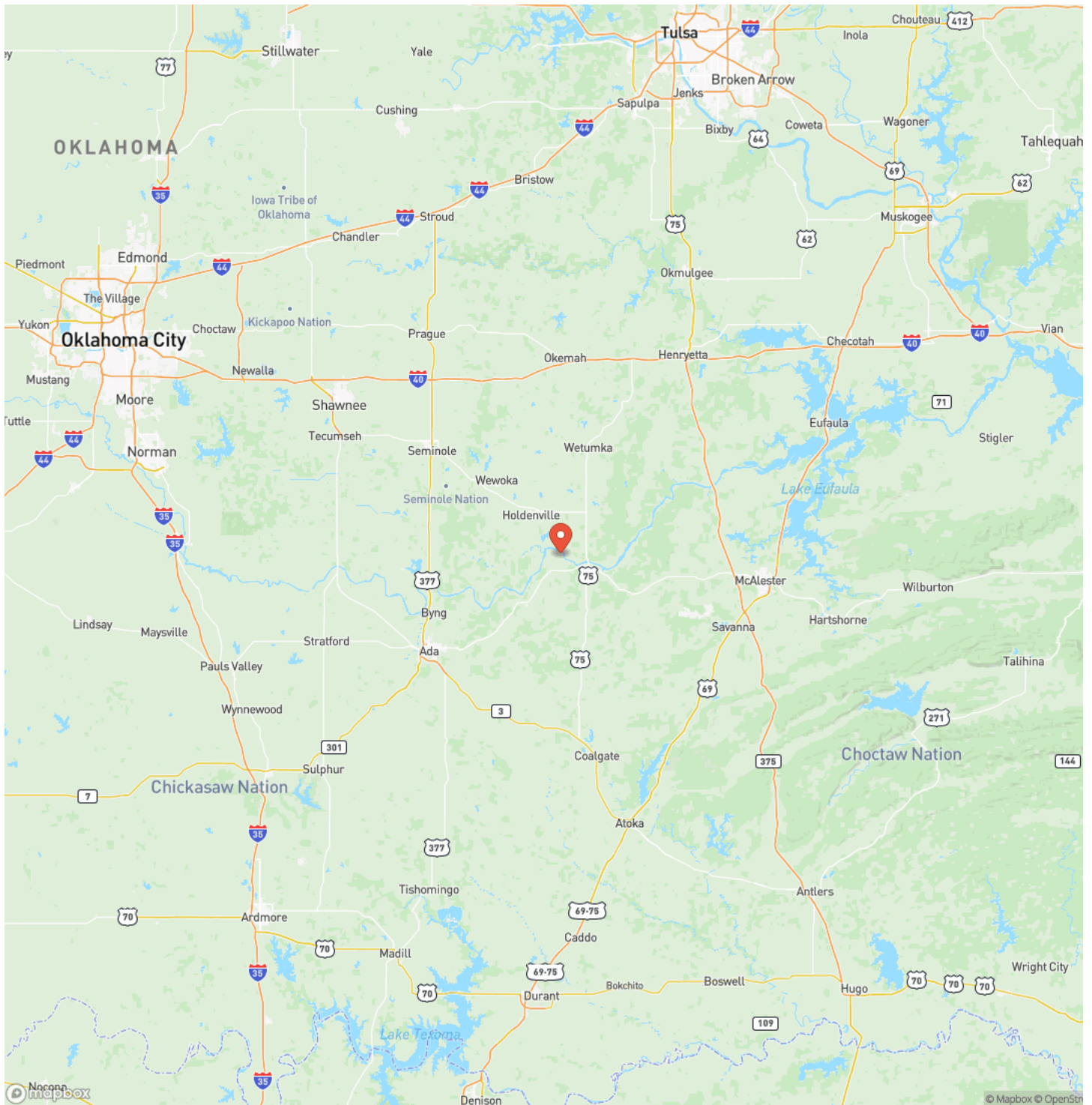
Irrigated River Bottom Farm
Atwood, OK / Hughes County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steele Schwonke

Mobile

(918) 424-6065

Email

steele.schwonke@arrowheadlandcompany.com

Address

City / State / Zip

Depew, OK 74028

NOTES

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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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