

River Ridge Hunting Tract
4012 N 384 Rd, Tract 4
Calvin, OK 74531

\$126,000
40± Acres
Hughes County



River Ridge Hunting Tract
Calvin, OK / Hughes County

SUMMARY

Address

4012 N 384 Rd, Tract 4

City, State Zip

Calvin, OK 74531

County

Hughes County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.9797 / -96.179

Acreage

40

Price

\$126,000

Property Website

<https://arrowheadlandcompany.com/property/river-ridge-hunting-tract-hughes-oklahoma/48498/>



PROPERTY DESCRIPTION

If you are in the market for an incredible, multi use farm less than a mile off of the Canadian River, this Hughes County 40 +/- acre farm may just catch your eye. Located just 10 +/- minutes east of Calvin, it sits along a well maintained gravel road with electricity offering amazing hunting and home build locations. Massive hardwood timber thickets provide beautiful views and great wildlife habitat, along with the native grass pasture ground and 2 ponds that offer the potential for some great fishing or as a great water source. These ponds and pastures also provide you with the opportunity to graze cattle or other livestock of you desire. When scouting for a new hunting farm there are a few main features that you look for, and this farm has it all. Sitting less than a mile above the river, the large timber draws connect with brushy thickets and great food plot locations. This provides bedding areas and many distinct travel corridors. Not only is this farm great for hunting and cattle grazing, there are also many great home and/or hunting cabin build locations. This is a phenomenal property that you are not going to want to miss out on. It sits just 1 hour and 30 +/- minutes from Oklahoma City and 1 hour and 45 +/- minutes from Tulsa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311)



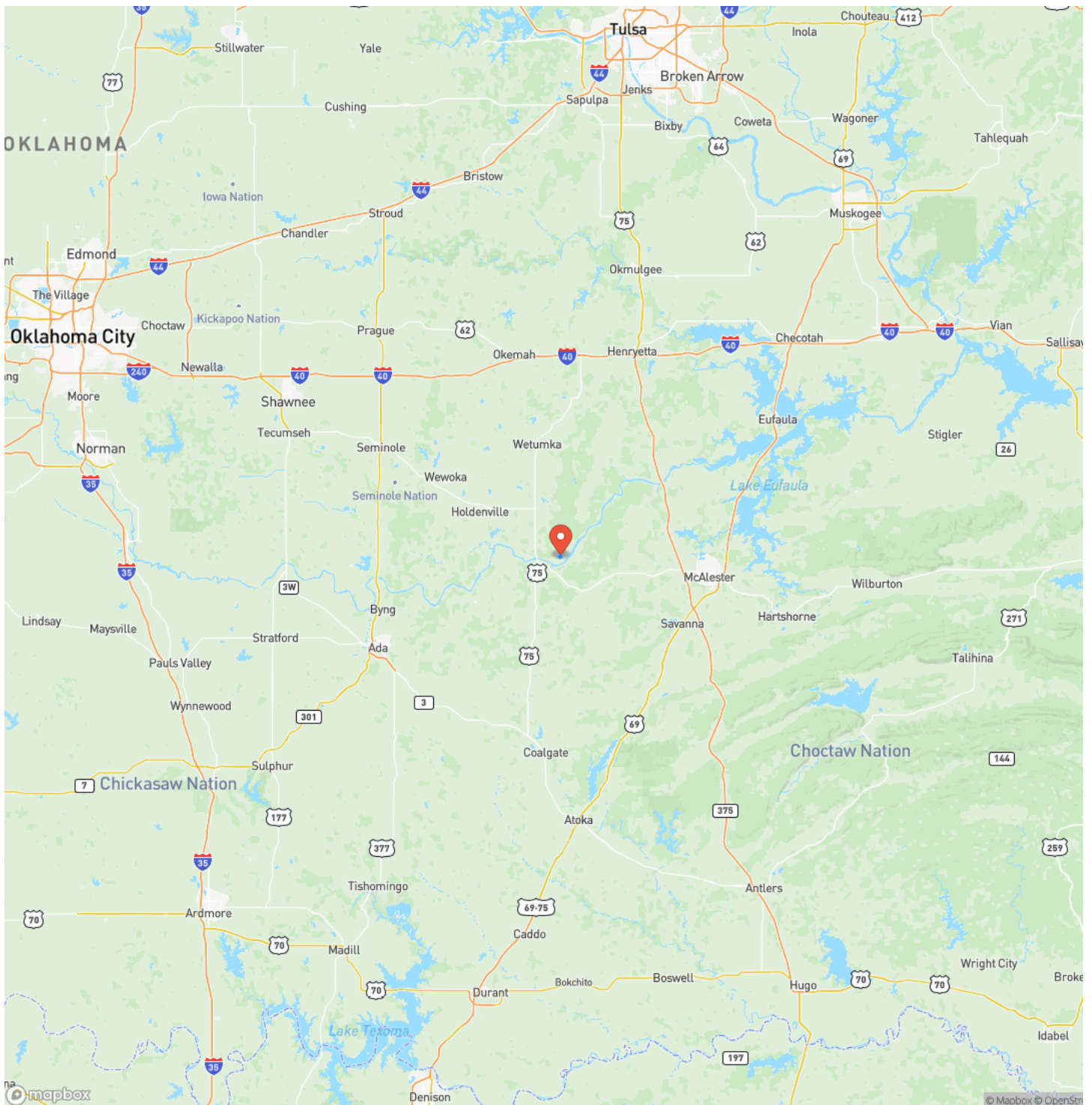
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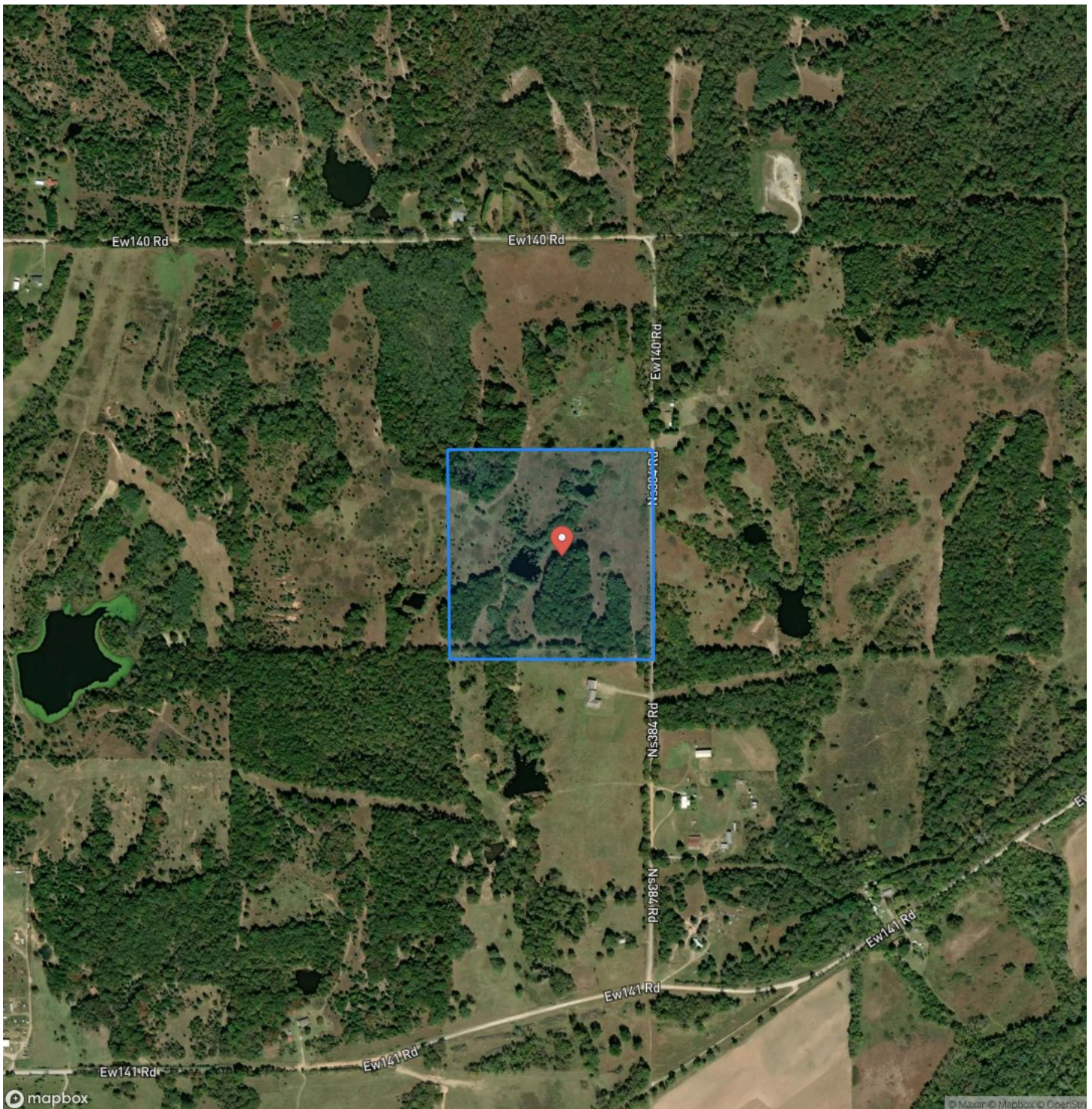
Locator Map



Locator Map



Satellite Map



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

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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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