

Elk Point Ranch
0000 SW Timberlane Rd
Indiahoma, OK 73552

\$650,000
160± Acres
Comanche County



Elk Point Ranch
Indianapolis, OK / Comanche County

SUMMARY

Address

0000 SW Timberlane Rd

City, State Zip

Indianapolis, OK 73552

County

Comanche County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.5405 / -98.7067

Acreage

160

Price

\$650,000

Property Website

<https://arrowheadlandcompany.com/property/elk-point-ranch-comanche-oklahoma/107010/>



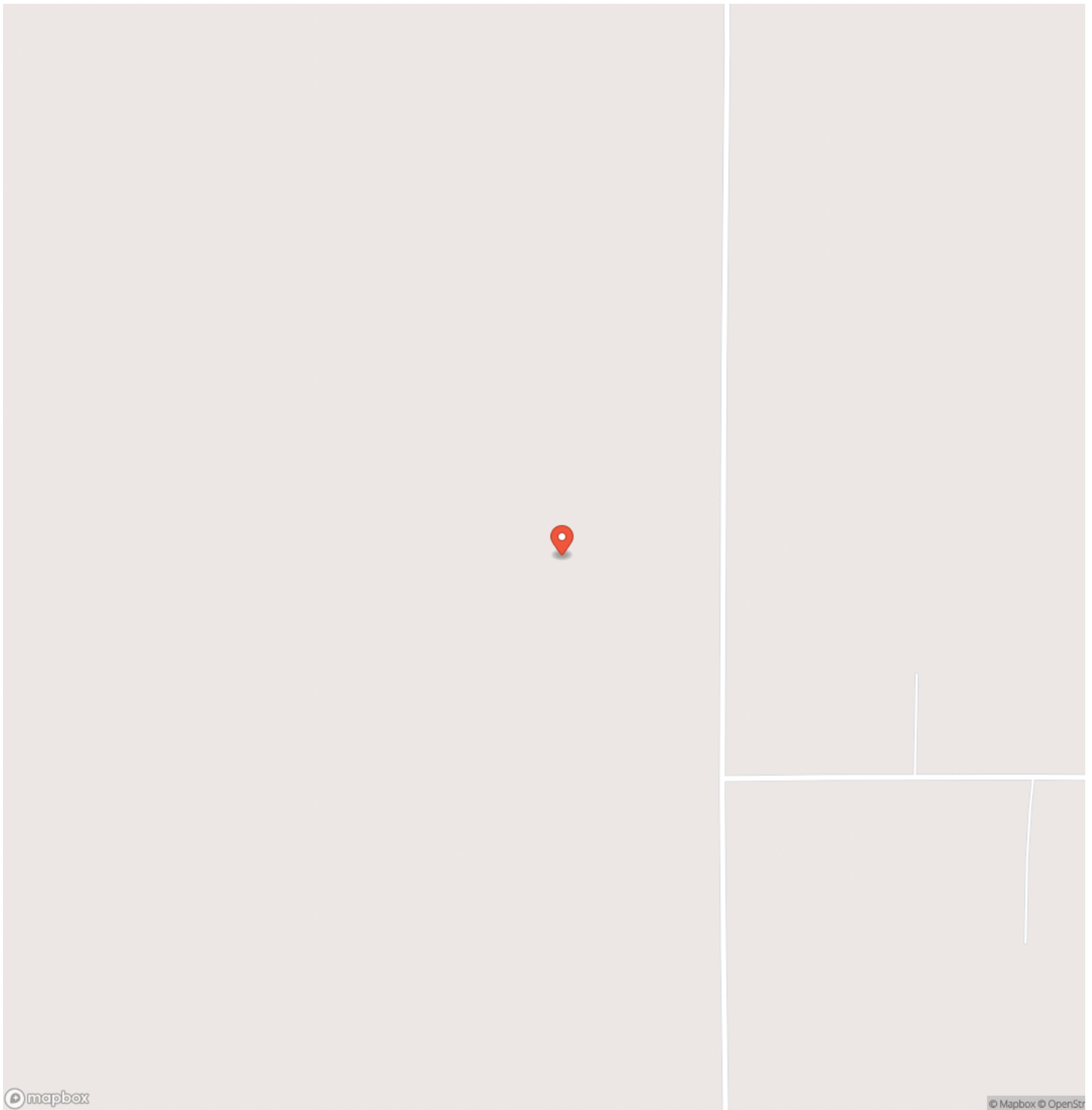
PROPERTY DESCRIPTION

Elk Point Ranch, an exceptional 160+/- acre recreational or dream home property located in Comanche County, Oklahoma! This exceptional property has been thoughtfully developed and managed to create an outstanding opportunity for the person who just wants to show up and immediately be able to enjoy the hunting opportunities that this area of southwest Oklahoma has to offer. The hard work has all been thought through and executed leaving you with a true turn-key opportunity. It all starts at the gate to the property where you can immediately see that a lot of time, care and money was invested into this property. A grand, custom entrance, bearing the name of the ranch, greets you as the automatic gate opens up and the fresh gravel covers the road that leads you into this wildlife haven. The lush cover as you enter is evidence that wildlife has been the top priority for this property. The views are also amazing from the higher portions of the property which features unique topography changes all across the property. To the north are the beautiful Wichita Mountains and these views along with the rural water meter on the property and the electricity access nearby makes this property ideal for a dream home retreat. Perched in the center of the property in an ideal spot overlooking the entire property is the king of hunting blinds; a massive, sturdy, top of the line hunting blind making those chilly winter mornings as comfortable as can be. There are two more top of the line ground blinds as well as top of the line feeders strategically placed throughout the property all with recent trail camera photos highlighting the wildlife activity at each location. With a strong quail population, mature whitetail genetics, and even elk sightings on the property, this ranch offers a rare opportunity to own a true multi-species hunting tract in Southwest Oklahoma. The ranch also features a newly constructed pond along with a wet weather creek that helps provide additional wildlife habitat and travel corridors. A well-maintained and mowed trail system allows for easy access across the property, making it simple to navigate to blinds, feeders, and hunting locations. The landscape offers an excellent blend of native grasses, scattered cover, and rolling terrain that creates ideal habitat for wildlife while also providing scenic long-range views across the countryside. If you are in the market for an exceptional hunting property, Elk Point Ranch is one you are going to want to take a look at! All improvements, including blinds and feeders, will be conveyed with the sale of the property. This property sits conveniently just +/- 13 minutes from Indiahoma, +/- 35 minutes from Lawton, and 1 hour and +/- 44 minutes from OKC. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Josh Candeleria 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.

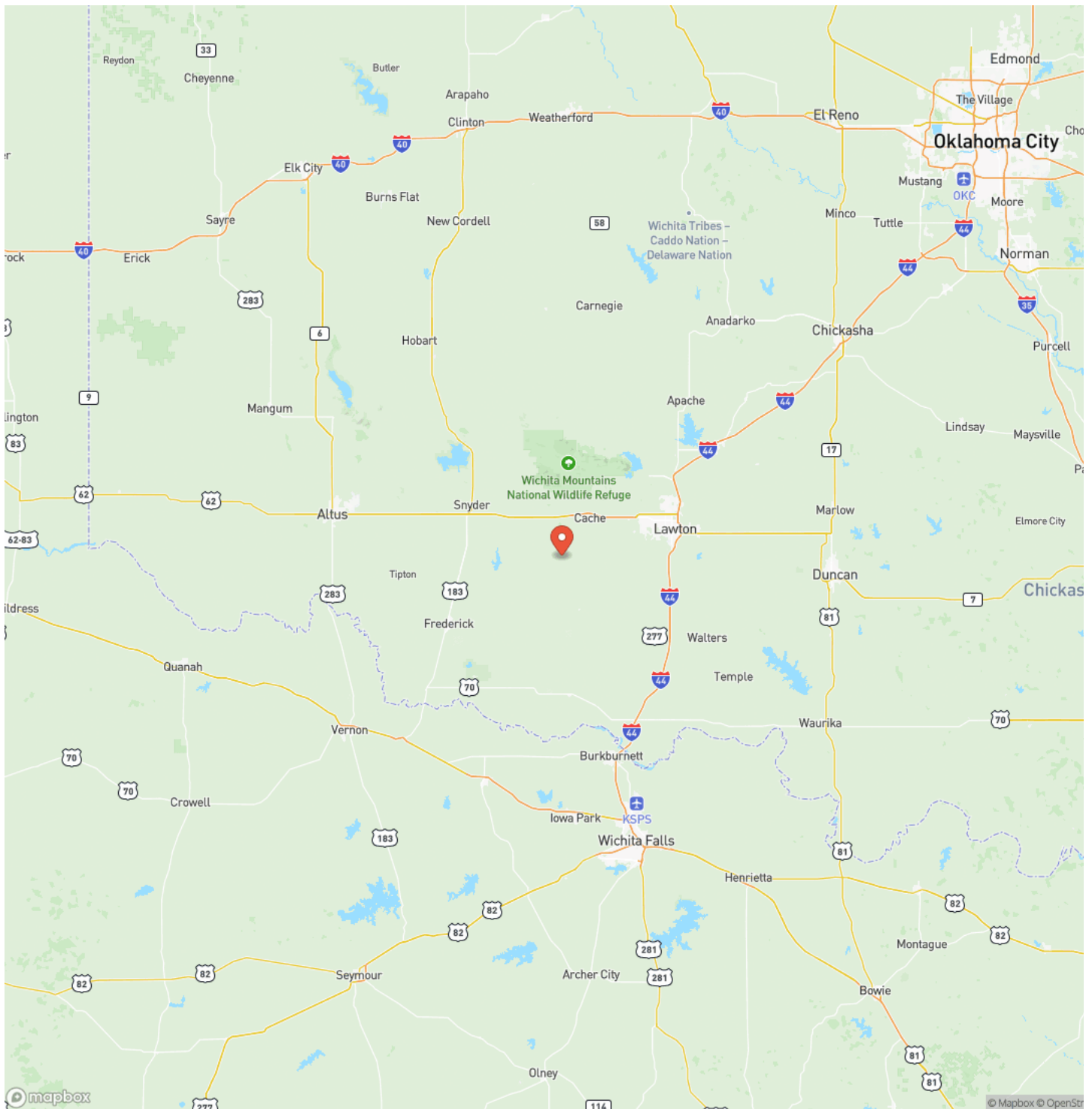
Elk Point Ranch
Indianoma, OK / Comanche County



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 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.



<https://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
<https://arrowheadlandcompany.com/>

