

Broxton Hunting/Fishing Paradise
County Street 2570
Apache, OK 73006

\$304,000
80± Acres
Caddo County



Broxton Hunting/Fishing Paradise
Apache, OK / Caddo County

SUMMARY

Address

County Street 2570

City, State Zip

Apache, OK 73006

County

Caddo County

Type

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

Latitude / Longitude

34.9766 / -98.4053

Acreage

80

Price

\$304,000

Property Website

<https://arrowheadlandcompany.com/property/broxton-hunting-fishing-paradise-caddo-oklahoma/39860/>



PROPERTY DESCRIPTION

PRICE REDUCED! Take a look at this stunning 80 +/- acre property nestled in the heart of Caddo County, Oklahoma! This property is a true paradise for outdoor enthusiasts, with exceptional fishing and waterfowl hunting opportunities that are second to none. One of the main features of this property is the exceptional 1.25 +/- acre pond, which is nothing short of breathtaking. The pond is teeming with fish, especially largemouth bass, making it the perfect spot for anglers of all skill levels to enjoy a day out on the water. The pond is also home to massive bullfrogs that line the entire bank, making for a fun frog gigging season during the summer months. In addition to the amazing fishing opportunities, this property is also a haven for waterfowl hunters. The back east pond and the surrounding area tends to flood during the wet seasons, creating an ideal habitat for a wide range of waterfowl species. With 30 +/- acres that have the potential to be planted or utilized for field hunting, this property offers endless possibilities for hunters. The hunting and fishing opportunities on this property are truly special and offer an exceptional experience for outdoor enthusiasts. Whether you're an avid angler or a seasoned hunter, you will find plenty of opportunities to enjoy your favorite outdoor activities on this property. At the entrance of the property, you will find electricity along with access to rural water, providing the potential to build your dream home or cabin to enjoy all that this property has to offer year-round. There is good improved native grasses which provides a great opportunity for anyone who is looking to utilize the land by placing livestock on it.

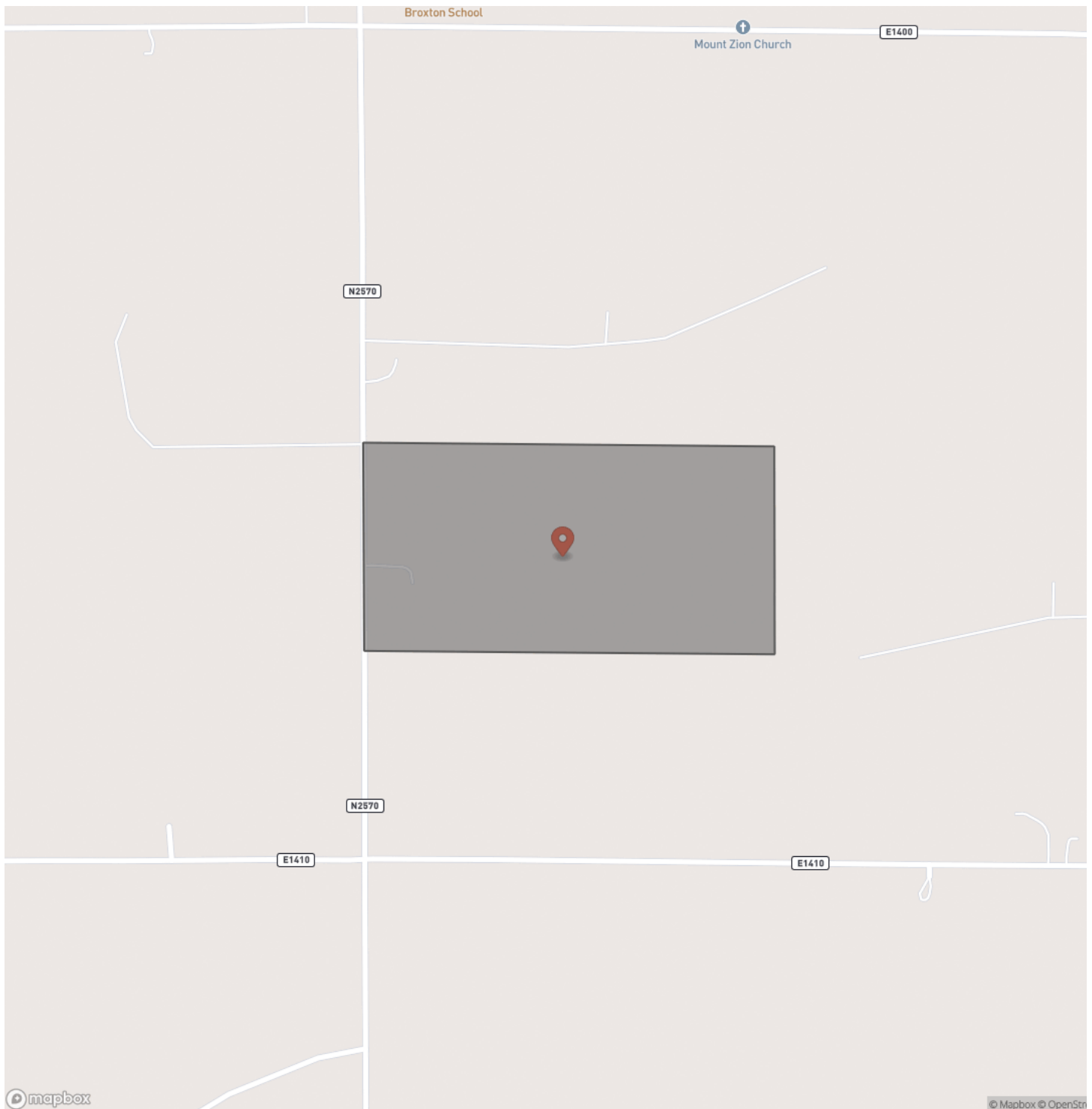
Located just 7+/- miles from Apache, Oklahoma, this property offers a convenient location while still providing the peace and tranquility of rural living. It is also 12+/- miles from Fort Cobb Lake which adds to a great amount of recreational activities. This property is a must-see for anyone looking for a slice of paradise in Southwest Oklahoma. Don't miss your chance to experience the beauty and serenity of this amazing property. If you have any questions or are interested in a private showing, please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).



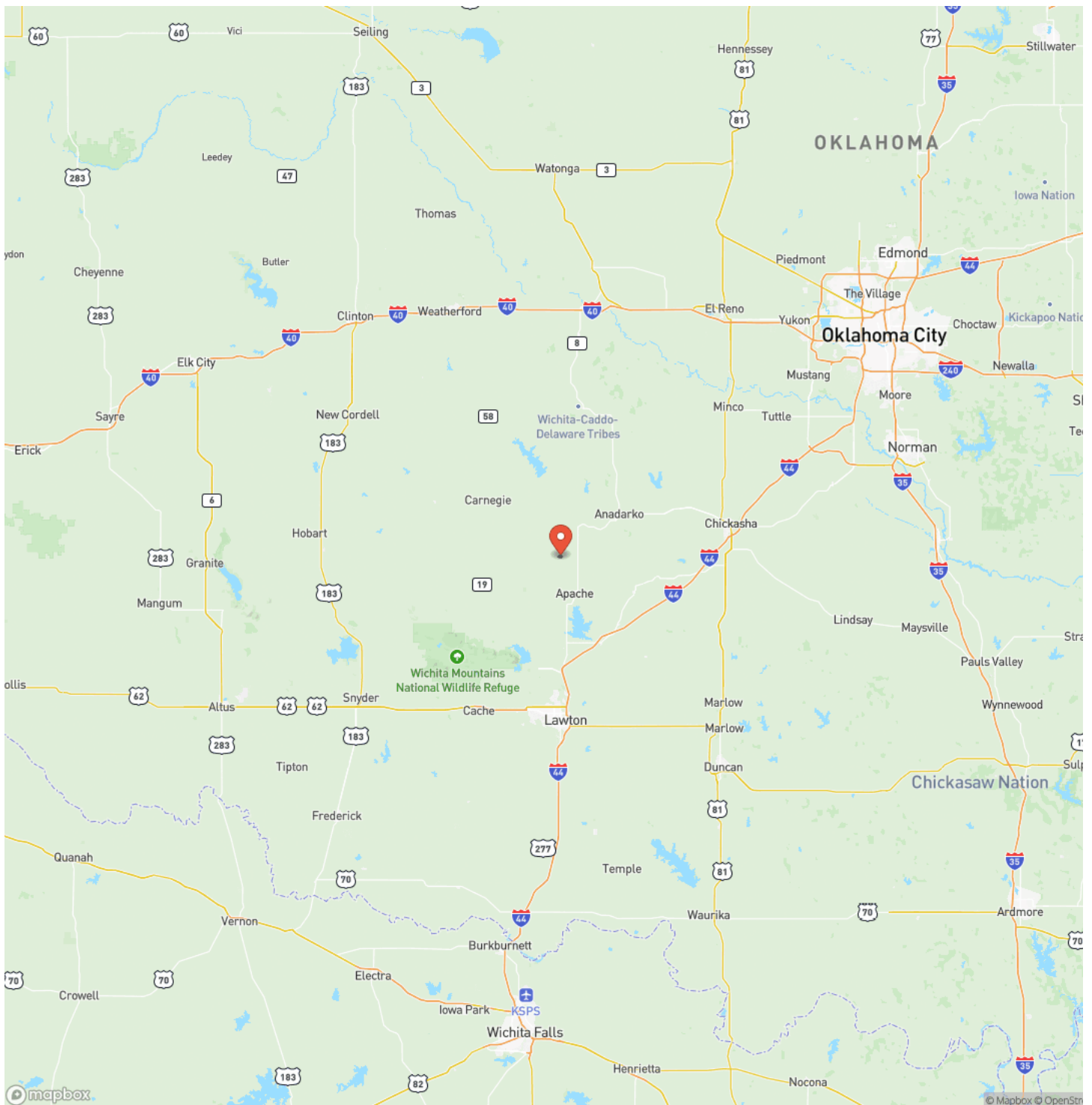
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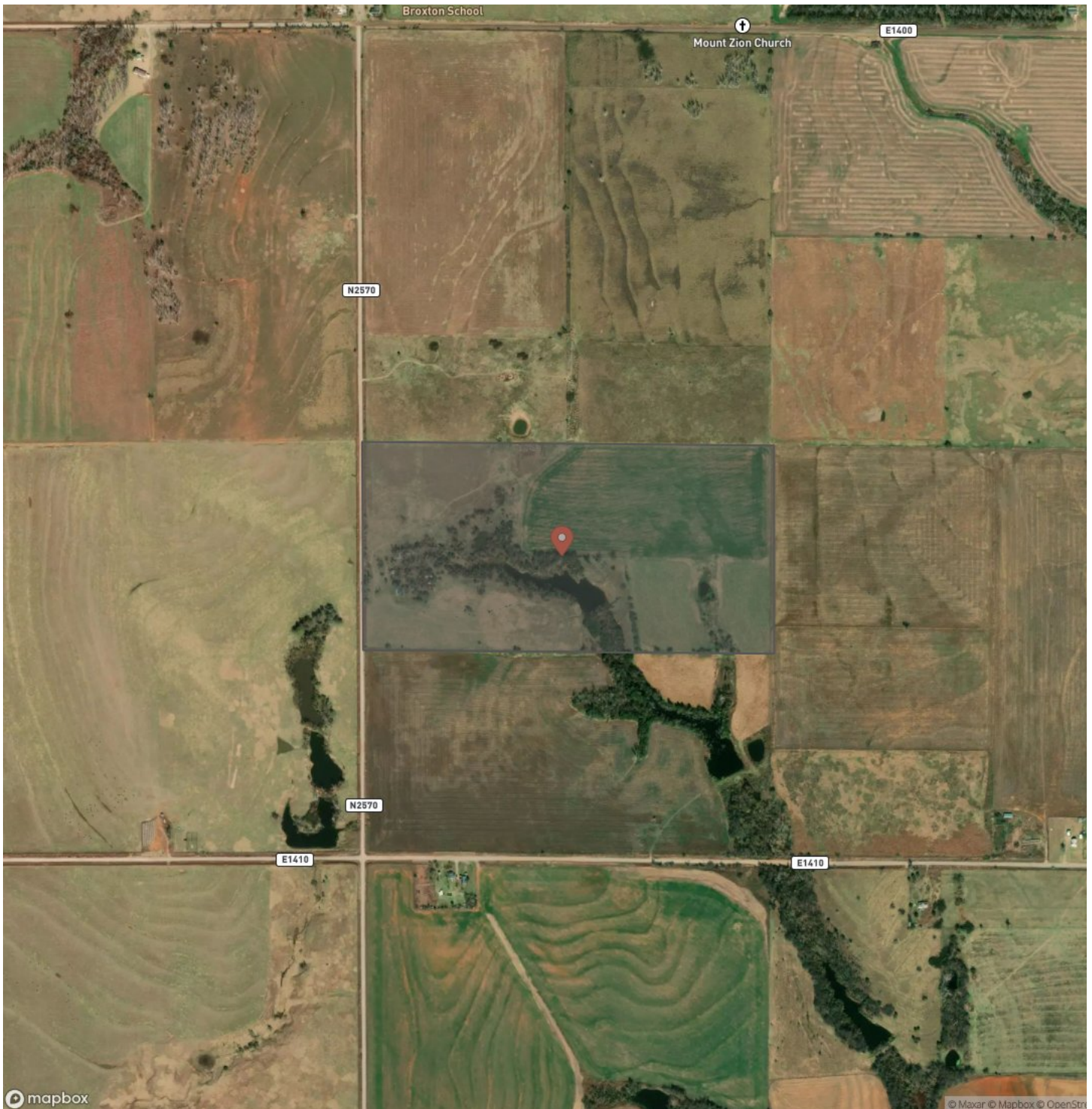
Locator Map



Locator Map



Satellite Map



Broxton Hunting/Fishing Paradise
Apache, OK / Caddo 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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This image shows a single sheet of white paper with horizontal blue 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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