

Coffin Creek Cattle Ranch
N2260 Rd
Frederick, OK 73542

\$650,000
160± Acres
Tillman County



Coffin Creek Cattle Ranch
Frederick, OK / Tillman County

SUMMARY

Address

N2260 Rd

City, State Zip

Frederick, OK 73542

County

Tillman County

Type

Hunting Land, Farms, Ranches, Undeveloped Land, Horse Property, Business Opportunity

Latitude / Longitude

34.583517 / -98.944174

Acreage

160

Price

\$650,000

Property Website

<https://arrowheadlandcompany.com/property/coffin-creek-cattle-ranch-tillman-oklahoma/82243/>



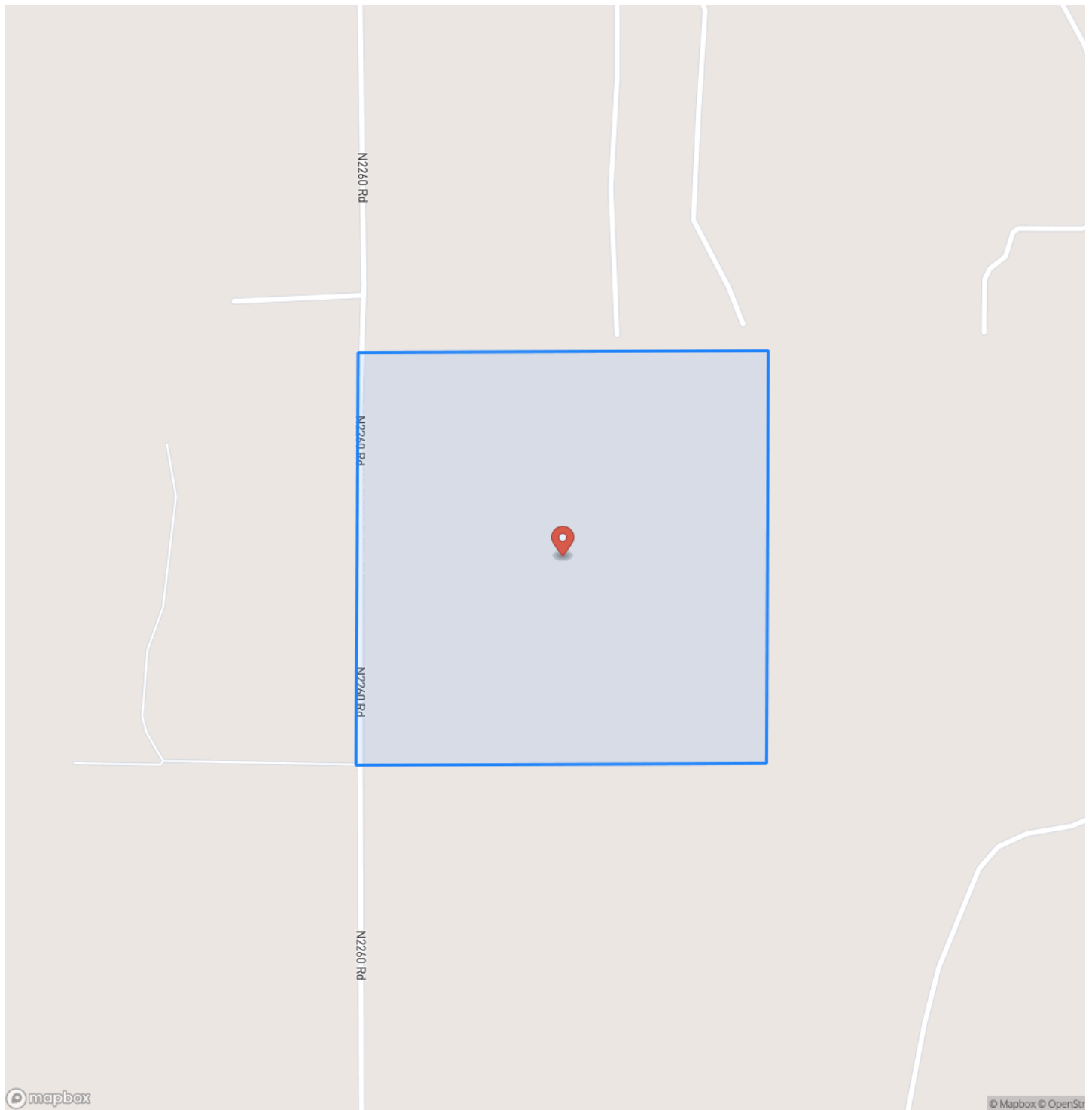
PROPERTY DESCRIPTION

This 160 +/- acre tract of land situated in far Northern Tillman County, Oklahoma offers a great opportunity to capitalize off of a very strong cattle market! This property has all the infrastructure necessary to comfortably and efficiently hold, handle, work, load and ship large numbers of cattle. It was primarily set up and used as the feedlot for a high volume cattle operation and would obviously be ideal to continue operating it as such but it is also well suited to be invaluable no matter what kind of cattle operation you choose to operate. From stockers and feeders to cow-calf pairs, this property is set up to handle it all. Highlights of the feedlot include several holding, sorting and separating pens of various sizes built around the main work barn which provides a comfortable indoor environment for not only the workers but also the livestock. A separate commodity barn with adjacent overhead grain bins is situated conveniently across the large open parking lot which provides plenty of room for trucks and trailers and other large equipment. There's also a wood lined roundpen located near the main barn as well as a serviceable roping arena. Everything required for ranching is here! Several recent upgrades have also been made such as upgraded electrical service meter and panel at the barns, water faucets supplied by rural water also around the barns, and brand new barbed wire fence along a portion of the perimeter of this 160 +/- acre ranch. The acreage itself is typical for this region of western Oklahoma. It is made up of mainly native grass but also features previously cultivated acres cross fenced off from the rest of the pasture. Wet-weather Coffin Creek snakes along the far east side of the 160 +/- acre tract and provides seasonal water as well as habitat for deer, hogs and other native wildlife. This is a great western Oklahoma property with outstanding potential ready for its new owner! 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) or Chris Miller at [\(580\) 595-1969](tel:5805951969).

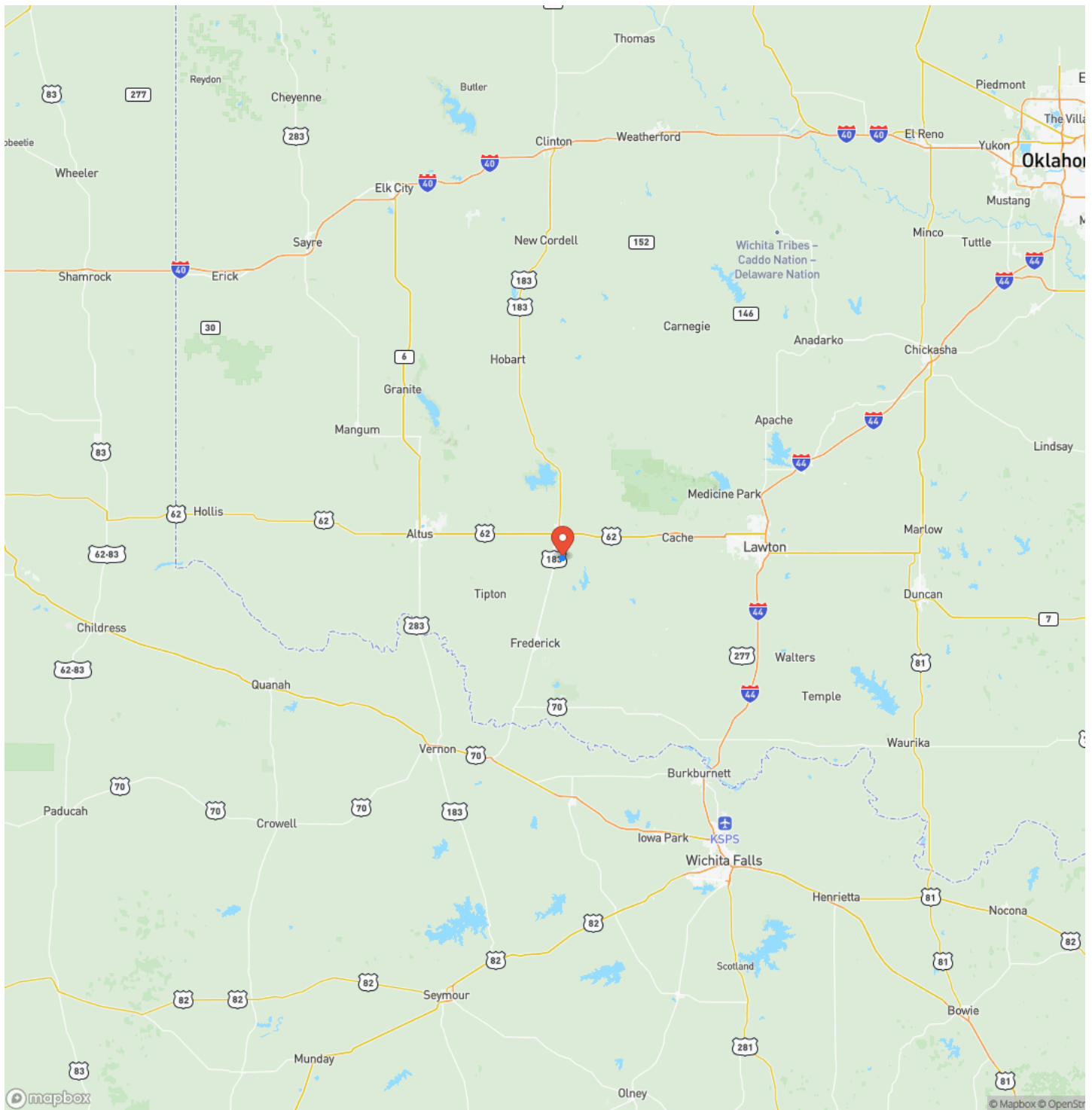
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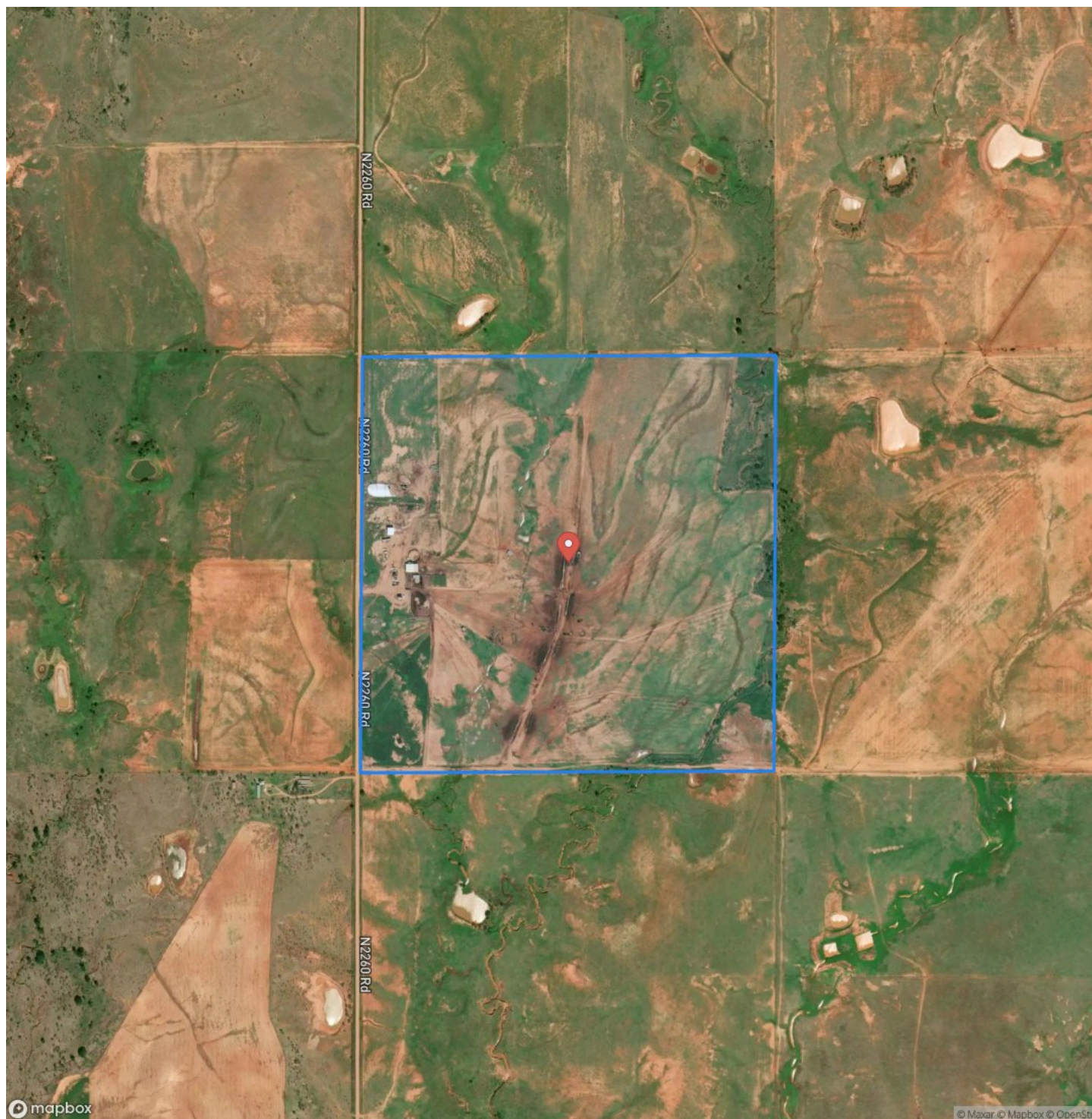
Locator Map



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]

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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.

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