

Caney River Tract
1350 N Virginia Ave
Bartlesville, OK 74003

\$180,000
44.350± Acres
Washington County



Caney River Tract Bartlesville, OK / Washington County

SUMMARY

Address

1350 N Virginia Ave

City, State Zip

Bartlesville, OK 74003

County

Washington County

Type

Hunting Land, Recreational Land, Riverfront,
Undeveloped Land

Latitude / Longitude

36.7806 / -95.9873

Acreage

44.350

Price

\$180,000

Property Website

<https://arrowheadlandcompany.com/property/caney-river-tract-washington-oklahoma/34435/>



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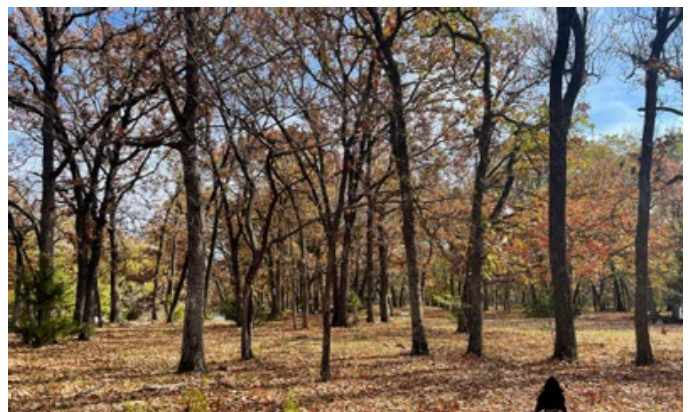
PROPERTY DESCRIPTION

A beautiful river front property with massive hardwood timber, paved road frontage, utilities, and a great home build location may sound too good to be true but this Caney River tract is just that and more. Located less than 2 miles north of downtown Bartlesville, this special property is an outdoorsman's dream. The paved road frontage is met by open pasture ground that transitions into gorgeous hardwood timber river bottom. Around 8+/- acres of the property is out of the flood plain allowing ample room for a home build site overlooking an incredible Caney River view and a short drive down N3940 Rd will have you out on the town in minutes. Several acres of pasture and a small spring fed pond provides the necessities for grazing livestock if that is of interest to you. The property is split by the Caney River placing approximately 13+/- acres of prime hunting land on the east side of the river that can be easily accessed by boat. This river is also known for some great fishing for a variety of fish including catfish, largemouth bass, and other panfish. The tract has big potential and with a little work this place could look like a beautiful riverside park.

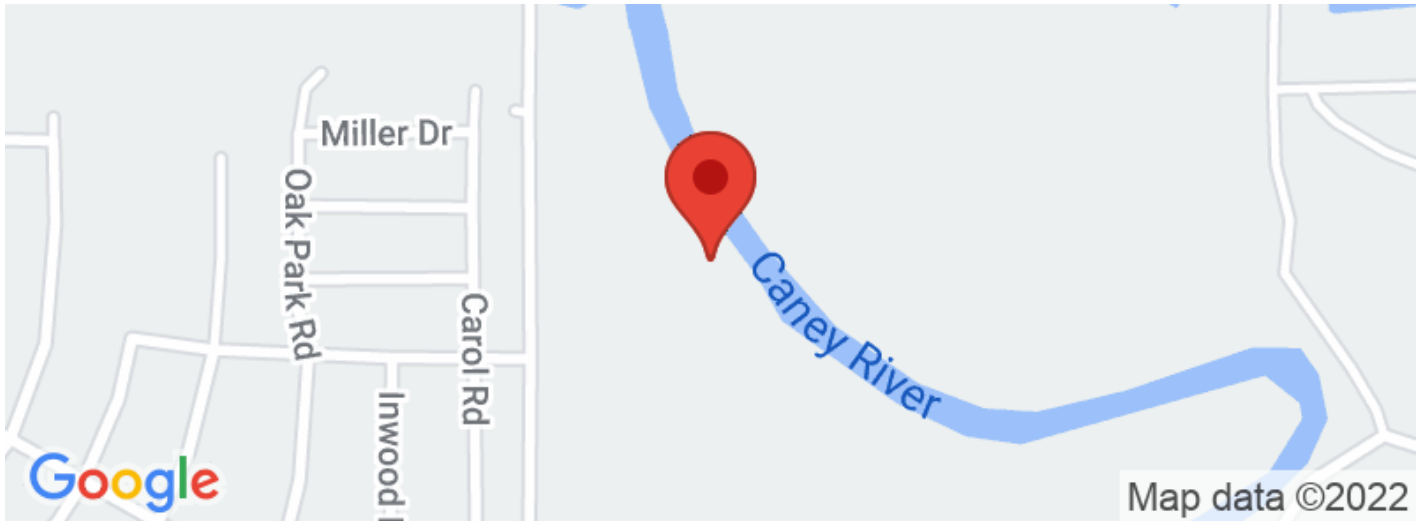
You do not want to miss out on this amazing opportunity to own a little slice of Caney River heaven just minutes from Bartlesville, Oklahoma. All shows are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



Caney River Tract Bartlesville, OK / Washington County



Locator Maps



Aerial Maps



Caney River Tract
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LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

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Address

City / State / Zip

Ramona, OK 74061

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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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