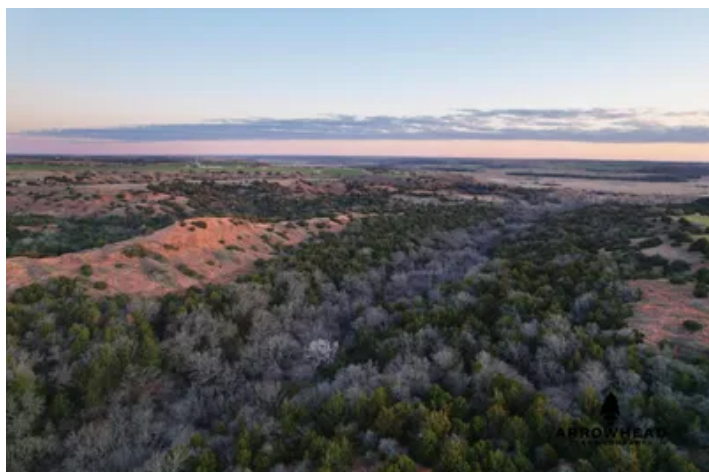


Deep Cedar Canyon Farm
N 2475 RD
Geary, OK 73059

\$495,000
160± Acres
Blaine County



Deep Cedar Canyon Farm
Geary, OK / Blaine County

SUMMARY

Address

N 2475 RD

City, State Zip

Geary, OK 73059

County

Blaine County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.64373 / -98.58353

Acreage

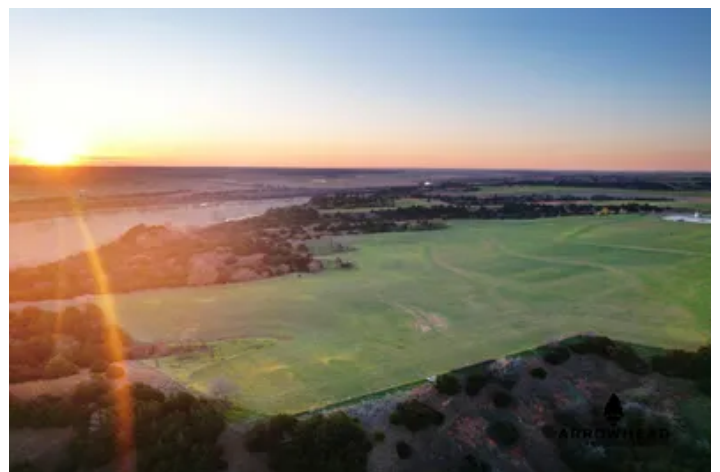
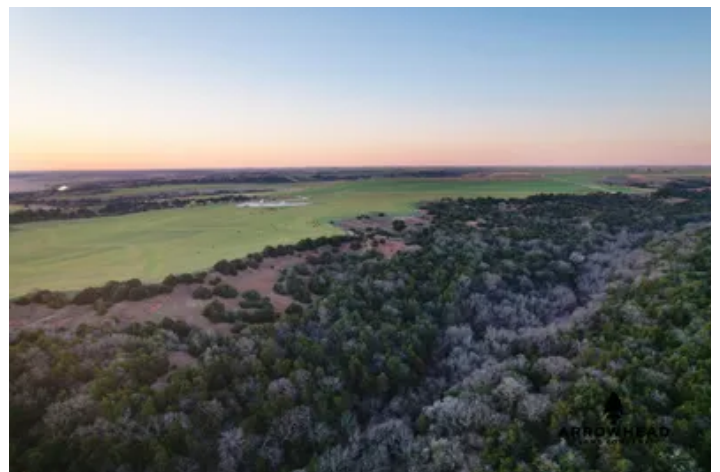
160

Price

\$495,000

Property Website

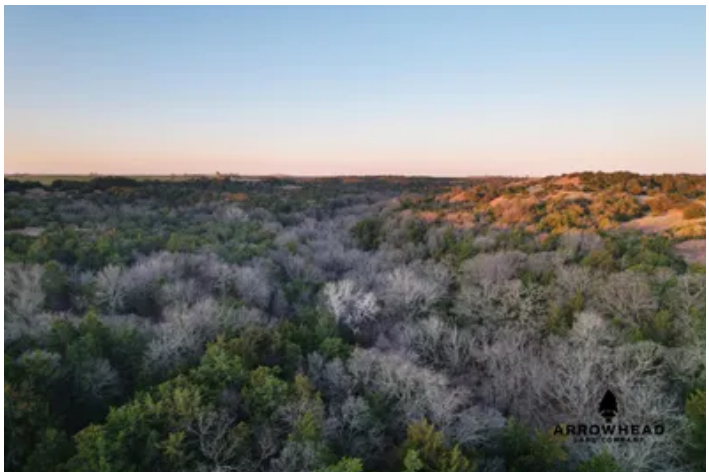
<https://arrowheadlandcompany.com/property/deep-cedar-canyon-farm-blaine-oklahoma/53382/>



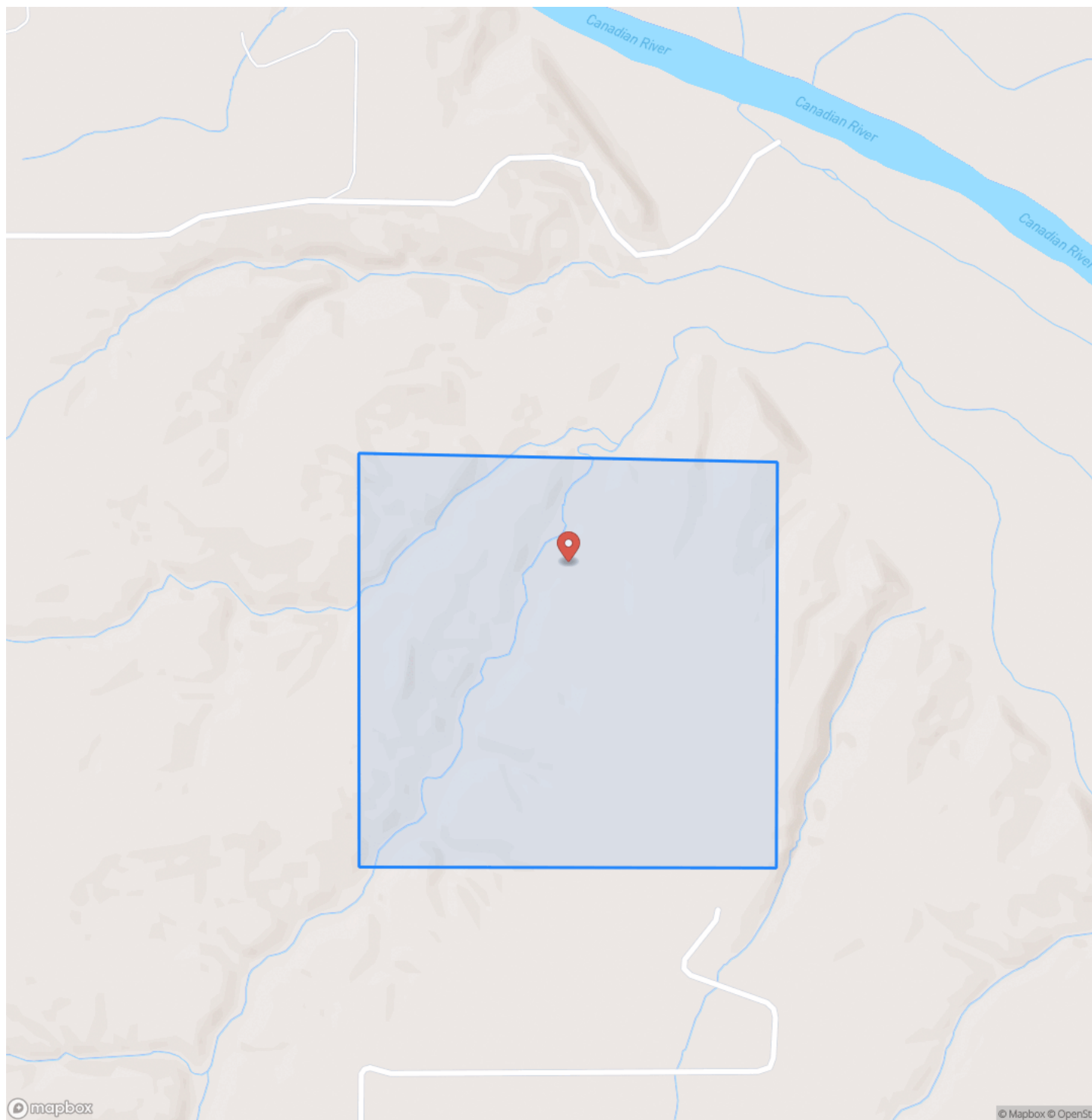
PROPERTY DESCRIPTION

PRICE REDUCED! Take a look at this 160 +/- acres of pristine and ruggedly beautiful Blaine County land. There are nearly 47 acres of tillable farm ground on top, falling off into rugged cedar breaks and deep canyons, making this 160-acre tract an absolute sportsman's paradise. This property was and is home to some monster Oklahoma whitetails, wild hogs, and a solid population of turkeys. This farm has always been part of a working cattle and farming operation and has never been aggressively managed as a recreational/hunting property, yet still cranks out some of the best whitetail bucks that western Oklahoma is capable of growing. The fertile farm ground on and surrounding the property, coupled with the ideal bedding cover offered by the deep cedar canyons with their seeping springs and hardwood-covered bottoms, offers the perfect combination for producing and holding trophy-class deer, hogs, and turkeys. And while you're sitting in your blind or stand, waiting out your trophy, you will be totally taken aback by the amazing views of the sun rising in the east, the sun setting to the west, and the beautiful Canadian River to the north. There is some potential for return on your investment with the tillable acreage available on this farm. The soil is good and capable of producing high harvest yields. But the true value of this tract is its high recreational value, and that same high-yielding soil further adds to that. Good soils make for excellent, high-tonnage food plots, which are necessary on this farm due to the high numbers of deer and other wildlife. This high-end hunting property is located less than an hour from the Oklahoma City metro area, making it very realistic to go from your office in the morning to the deer stand in the evening! The opportunity to purchase good, with the potential to be great hunting properties, doesn't come around every day, and the best time to buy is when they are for sale! And this one is! 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) . Possible seller financing.

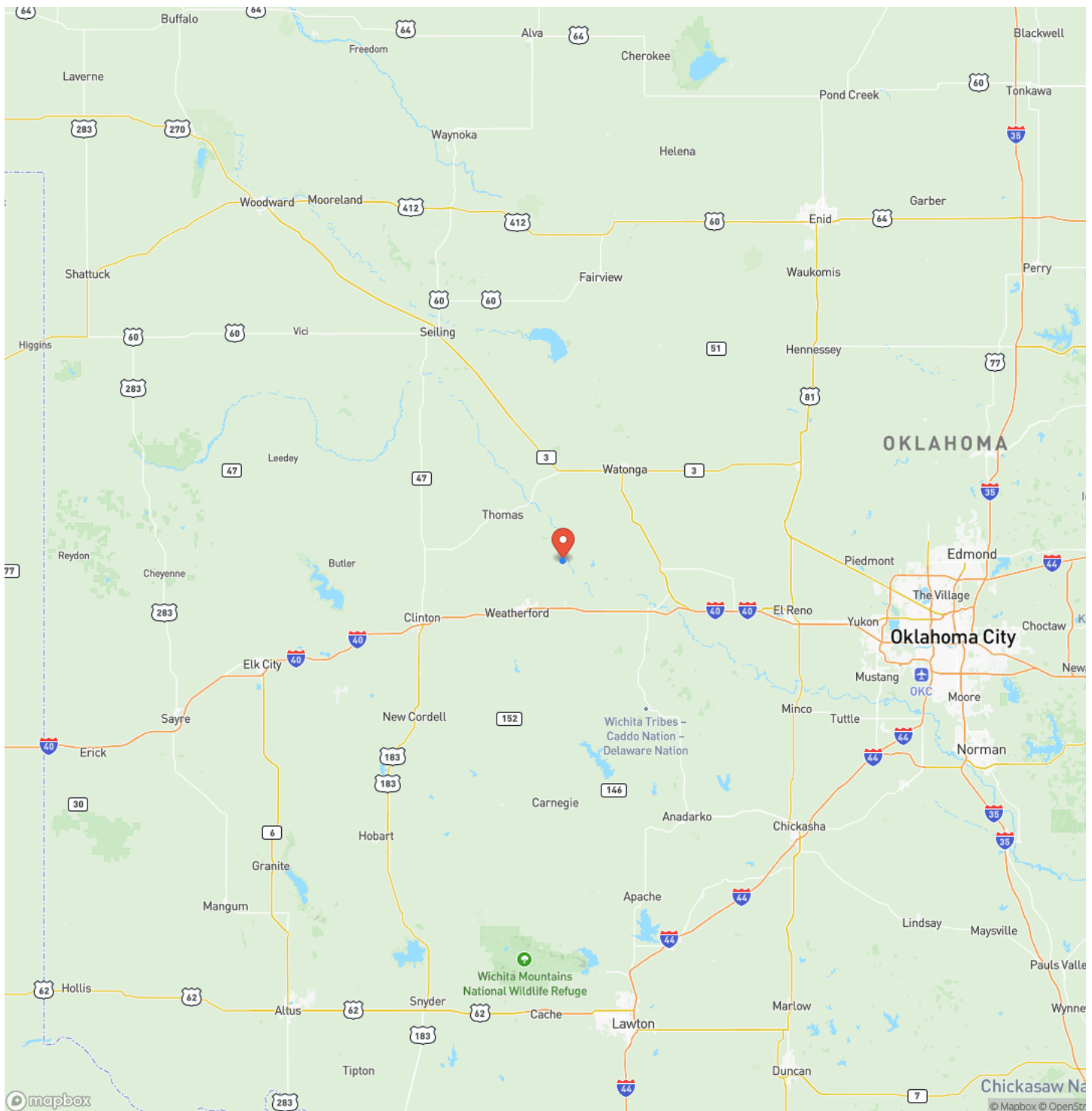
Deep Cedar Canyon Farm
Geary, OK / Blaine County



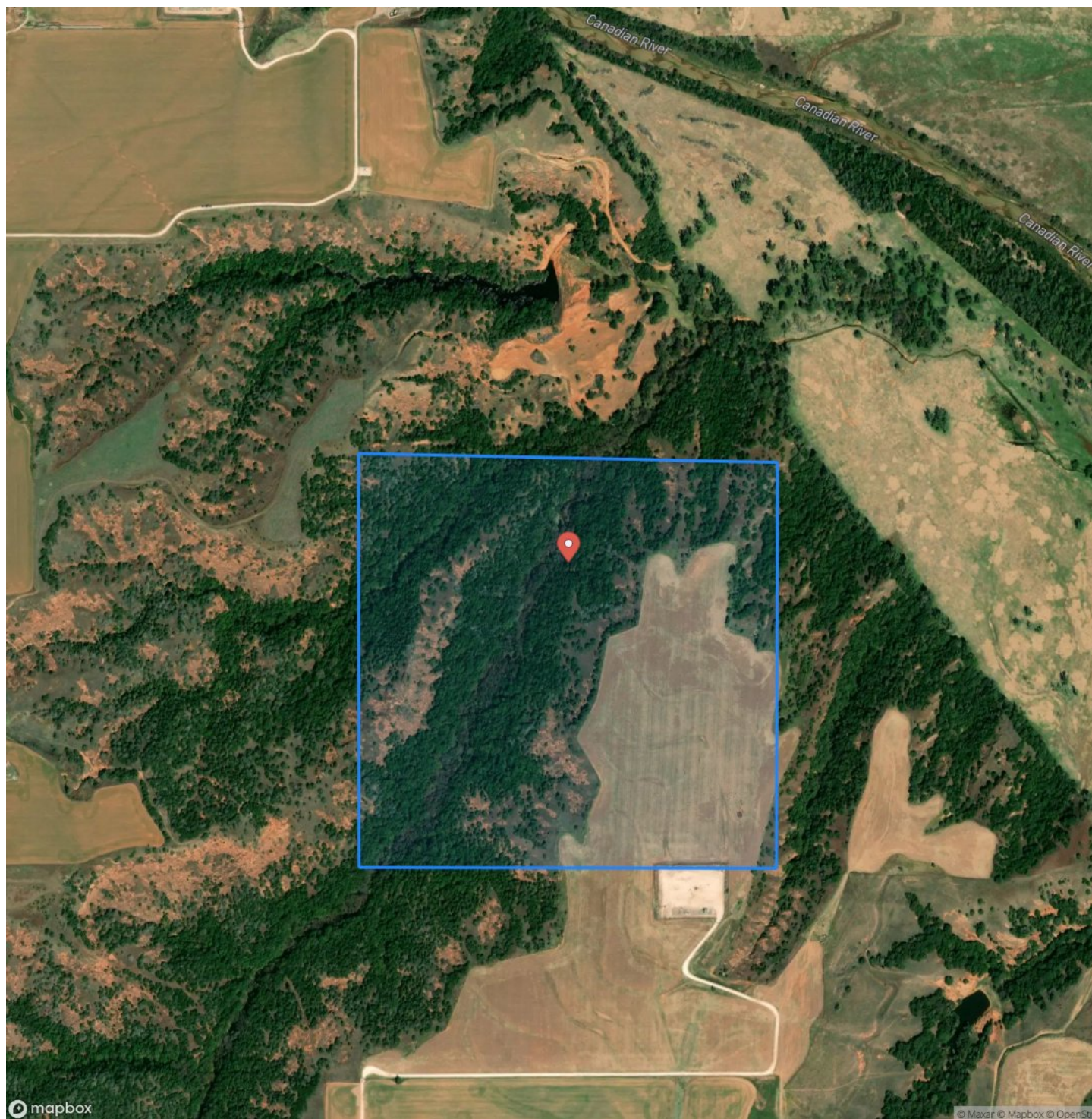
Locator Map



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.



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

