

**River Ridge Tract 3**  
4012 N 384 Rd, Tract 3  
Calvin, OK 74531

**\$245,000**  
78± Acres  
Hughes County





**River Ridge Tract 3**  
**Calvin, OK / Hughes County**

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**SUMMARY**

**Address**

4012 N 384 Rd, Tract 3

**City, State Zip**

Calvin, OK 74531

**County**

Hughes County

**Type**

Farms, Hunting Land, Undeveloped Land, Recreational Land

**Latitude / Longitude**

34.9835 / -96.1728

**Acreage**

78

**Price**

\$245,000

**Property Website**

<https://arrowheadlandcompany.com/property/river-ridge-tract-3-hughes-oklahoma/37120/>



**PROPERTY DESCRIPTION**

Price reduced! Whether you are looking for a great place to build your dream home or for an incredible recreational farm less than a mile off of the Canadian River, this Hughes County farm may just catch your eye. Located just 10 +/- minutes east of Calvin, Oklahoma it sits along a well maintained gravel road with electricity offering amazing hunting and home build locations. Massive hardwood timber bottoms provide beautiful views and great wildlife habitat along with the large native grass pastures. These pastures also provide you with the opportunity to graze cattle or other livestock of you desire and provide a great place to catch those big bucks in the open. When scouting for a new hunting farm there are a few main features that you look for, and this farm has it all. Sitting less than a mile above the river, the massive timber draws connect with brushy thickets and incredible food plot locations. This provides bedding areas and many distinct travel corridors. Not only does this farm offer incredible recreation and grazing, there are also many great home and/or hunting cabin build locations. This is a phenomenal property that you are not going to want to miss out on. It sits just 1 hour and 30 +/- minutes from Oklahoma City and 1 hour and 45 +/- minutes from Tulsa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311)





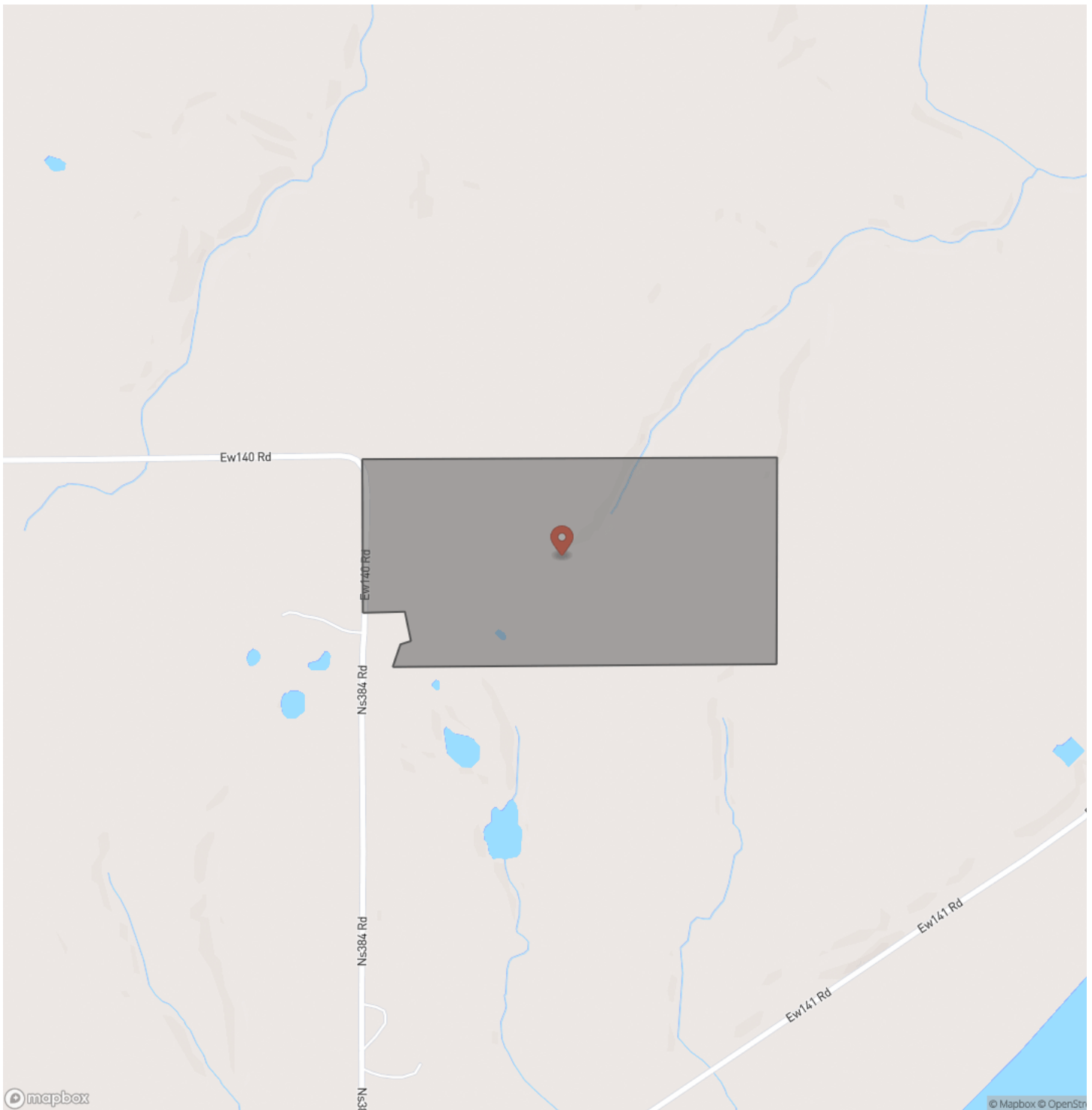
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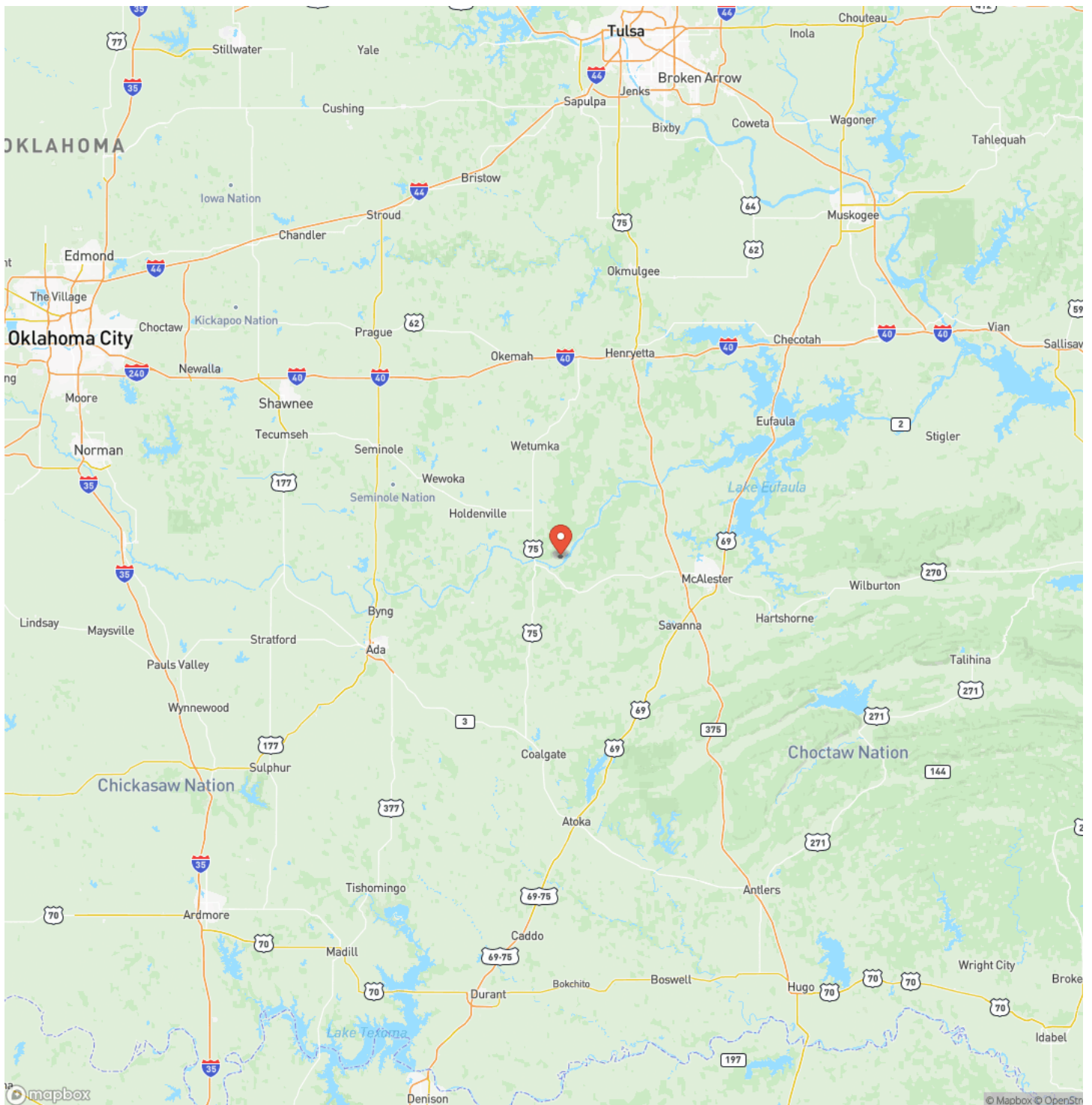




## Locator Map



## Locator Map





## Satellite Map







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## **DISCLAIMERS**

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