

Plentiful Pecans and Country Living
NS377 Rd
Holdenville, OK 74848

\$2,235,000
643± Acres
Hughes County



Plentiful Pecans and Country Living Holdenville, OK / Hughes County

SUMMARY

Address

NS377 Rd

City, State Zip

Holdenville, OK 74848

County

Hughes County

Type

Farms, Hunting Land, Ranches, Recreational Land,
Timberland, Residential Property

Latitude / Longitude

35.017436 / -96.303784

Acreage

643

Price

\$2,235,000

Property Website

<https://arrowheadlandcompany.com/property/plentiful-pecans-and-country-living-hughes-oklahoma/28680/>



Plentiful Pecans and Country Living Holdenville, OK / Hughes County

PROPERTY DESCRIPTION

Here is a rare opportunity to own a Hughes County ranch that you simply don't come across every day. If you are in the market for a large acreage tract with incredible hunting, cattle pastures, and multiple homes then this ranch could be the one for you. Located just off of the Canadian River and south of Holdenville, it's in a great location for secluded country living and some fun hunting. This property is only 3 hours from Dallas but has the type of attributes you'd drive much farther for! This property is unique for many reasons, but the numerous mature pecan trees make it truly one of a kind. It is rare that you find a farm like this with pecan groves that are well maintained and ready for you to utilize your harvest equipment. If you don't have any equipment but have always dreamed of harvesting your own pecans, there is equipment on the property that is negotiable and could possibly be sold to you or included in the sale. Driving around the property is a breeze, and you'll be amazed by the massive pecan trees that tower over the fertile river bottoms. There is definitely an opportunity to earn income from the pecan harvest, but if that's not what you're seeking, these pecan groves provide great habitat and are a great food source for wildlife. The lush grasses beneath make for awesome cattle grazing. There are multiple nice farm ponds scattered throughout the property supplying a consistent water source for livestock and wildlife as well as offering fishing opportunities. Several large areas have been cleared for more pasture ground and potential food plot locations. On the east side of the farm sits a wonderful country-home that sits at the end of a long secluded driveway. The home location provides for incredible "back porch" views, and the home was originally positioned in this spot with the intention of building and overlooking a manmade lake behind it. There is also another smaller home that could be fixed up and lived in, or used as a rental, guest house, or even a cabin for deer camp in the fall. One short drive through this special property and you will want to make this place your new legacy-property. The property currently generates income with an existing cattle lease that could be continued, or if you wish to run your own cattle on the property, that is an option as well. In addition to income from cattle and pecan harvesting, you could also lease out the hunting rights. With two homes that could be rented, a cattle lease, hunting lease, and commercial pecan harvest opportunities, there is an incredible opportunity for income on this property and an annual return on your investment. We saw multiple turkeys and deer while touring the property, and we can assure you that the hunting opportunities will not disappoint. Being this close to the Canadian River and with plentiful pecans, there will be opportunities to also hunt hogs on the property. Whether you're looking for an investment opportunity, country living, pecan harvesting, hunting, ranching, fishing, or just a place to get away to, this could be the place for you! Do not hesitate to contact the listing agent for more information or to schedule a private viewing.

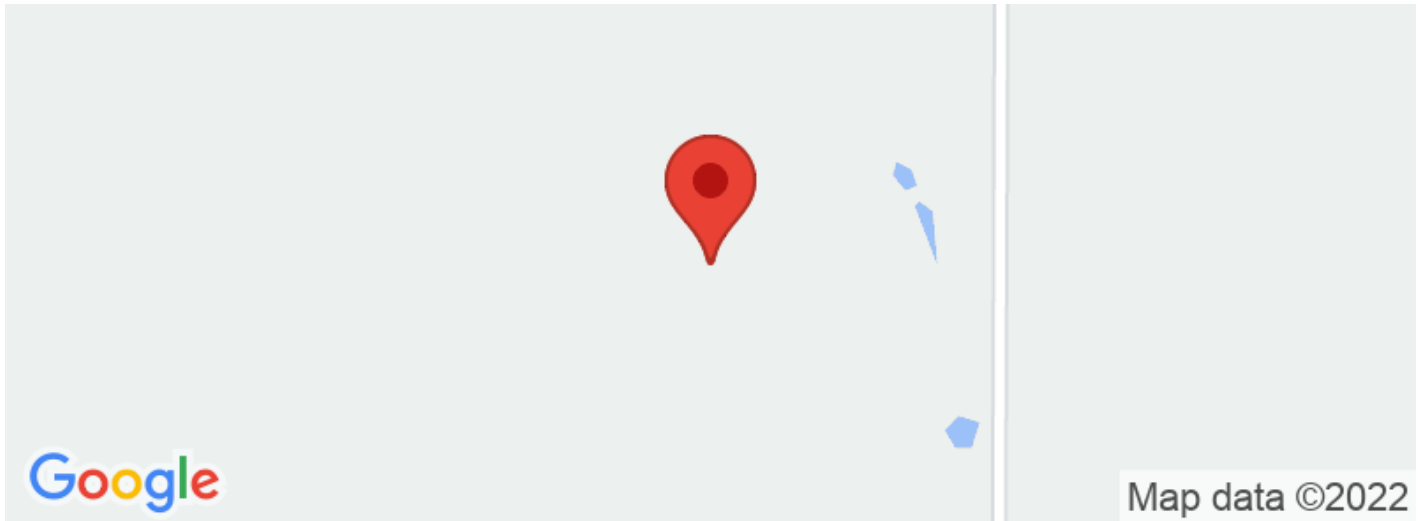
We couldn't wait to present this property to you in a competitive market where inventory is low and properties like these rarely come available. With that being said, we will have more photos and information regarding the homes available soon! All showings/viewings are by appointment only, and you must contact the listing agent to set up an appointment.



Plentiful Pecans and Country Living Holdenville, OK / Hughes County



Locator Maps



Aerial Maps



**Plentiful Pecans and Country Living
Holdenville, OK / Hughes County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

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Address

City / State / Zip

Kellyville, OK 74039

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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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