

Productive Pasture with Pond
N2530 Rd
Fort Cobb, OK 73038

\$448,000
160± Acres
Caddo County



Productive Pasture with Pond
Fort Cobb, OK / Caddo County

SUMMARY

Address

N2530 Rd

City, State Zip

Fort Cobb, OK 73038

County

Caddo County

Type

Farms, Undeveloped Land, Ranches, Recreational Land, Horse Property, Hunting Land

Latitude / Longitude

35.0473 / -98.4804

Acreage

160

Price

\$448,000

Property Website

<https://arrowheadlandcompany.com/property/productive-pasture-with-pond-caddo-oklahoma/54992/>



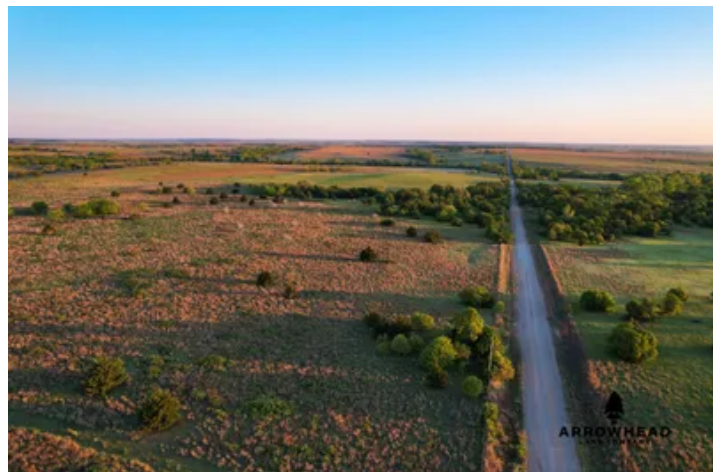
Productive Pasture with Pond Fort Cobb, OK / Caddo County

PROPERTY DESCRIPTION

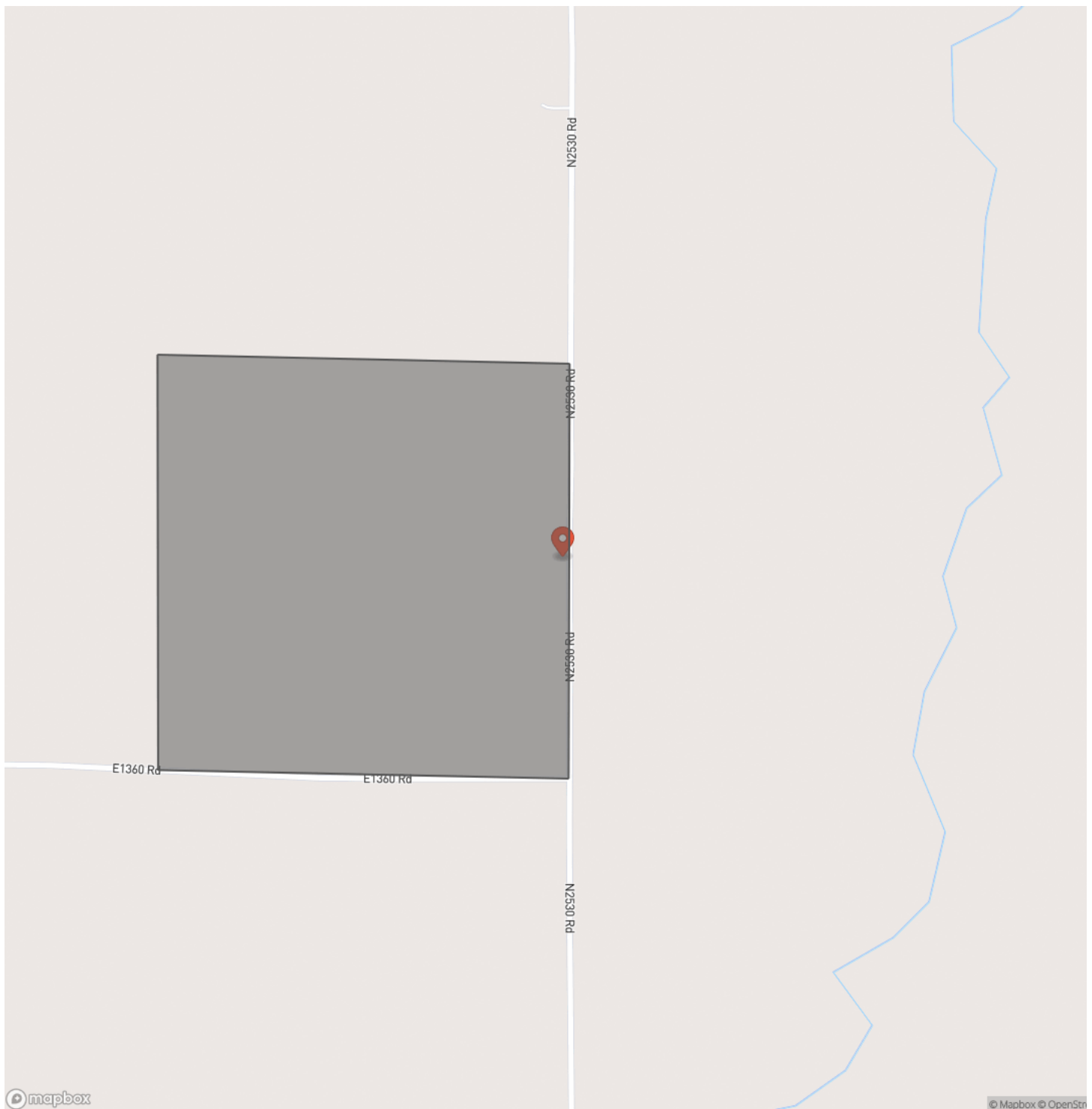
This 160+/- acre tract is situated in the heart of Caddo County, OK. It is a beautiful and well-maintained property capable of suiting many needs, from farming, ranching, and hunting to simply providing a getaway from the hustle and bustle of city life. This area is known for its high recreational value, whether it's camping, fishing, or waterfowl hunting at Fort Cobb Lake, or chasing the many game species present in the area. This particular tract provides very good hunting opportunities for quail, turkeys, hogs, and most notably the big whitetail bucks that this immediate area of the county is known to produce. Although this property has not been specifically managed as a hunting property, the natural lay of the land and the genetics present in the immediate area provide the main ingredients and potential for a special recreational tract with some habitat management and manipulation. This one would also be a good addition to any cattle operation or even a great farm to start your cattle operation on. This 160+/- acres were definitely not overgrazed or abused, so the grass is sufficient enough to support a healthy herd, and there is a good water source in the form of a stock pond supplemented by a solar-powered water well. If you are looking to escape the city and move out to the country, then this should be on your list of properties to check out. A good county-maintained road runs along the south end of the property, providing ample options for building sites. There is additional adjoining acreage available! If you have any questions or are interested in a private showing, please contact Josh Candelaria at [\(580\) 660-1167](tel:580.660.1167).



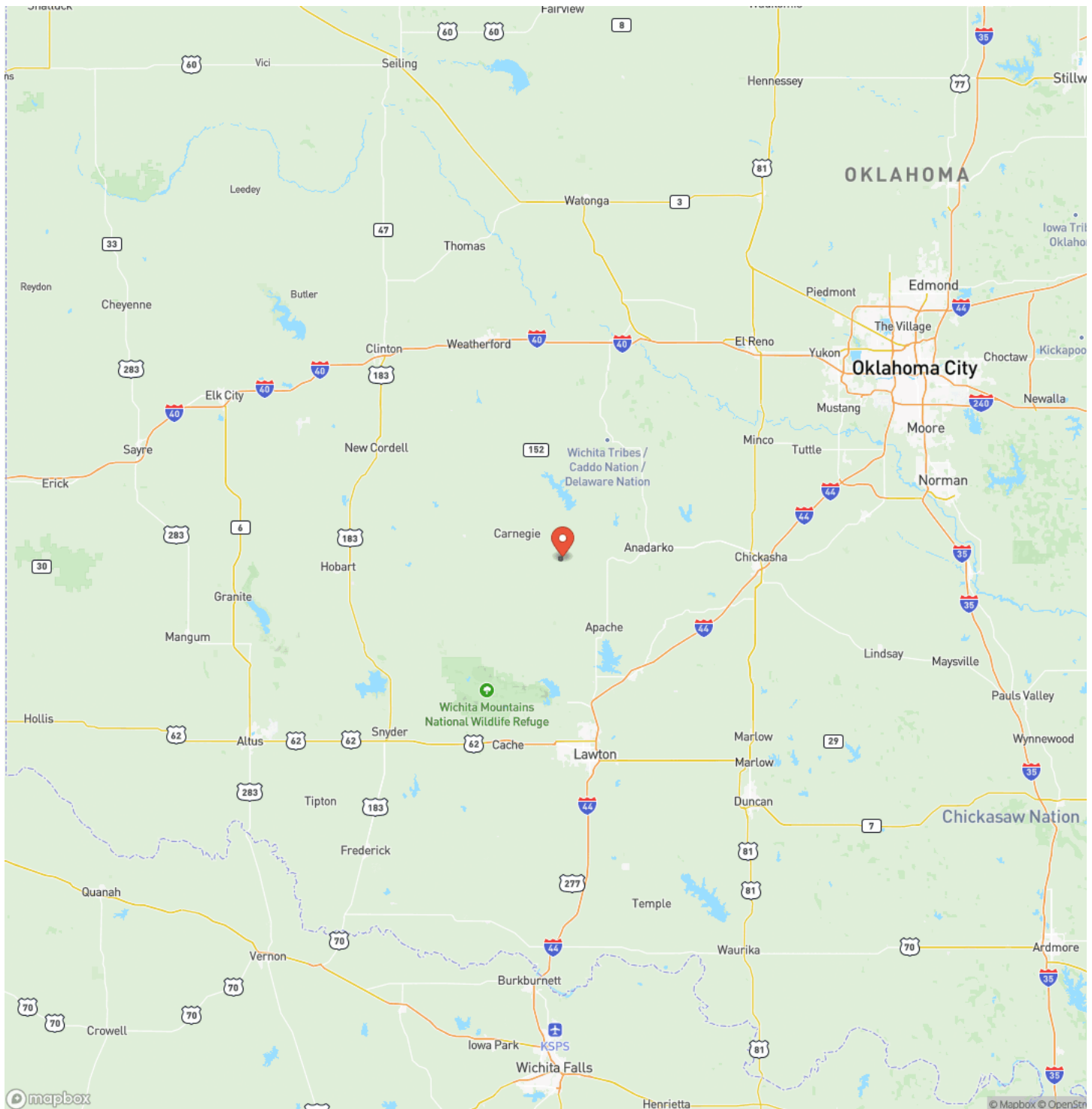
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@arrowheadlandcompany.com

Address

City / State / Zip

Gotebo, OK 73041

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

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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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