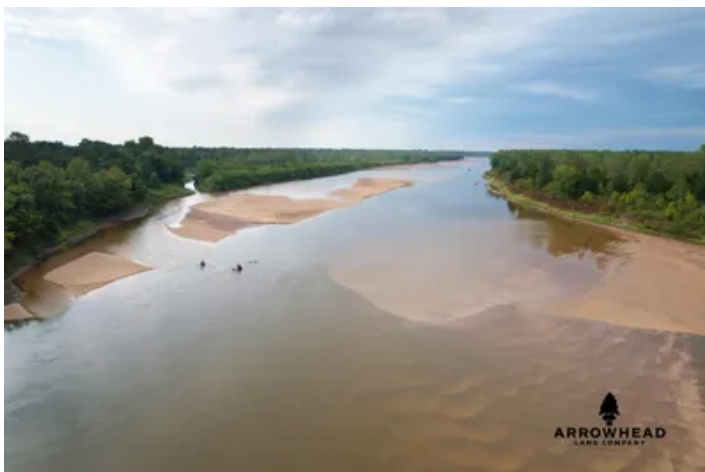


Red River Farm
W 2233 Rd
Idabel, OK 74745

\$695,000
202.250± Acres
McCurtain County



Red River Farm
Idabel, OK / McCurtain County

SUMMARY

Address

W 2233 Rd

City, State Zip

Idabel, OK 74745

County

McCurtain County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Riverfront, Timberland

Latitude / Longitude

33.7762 / -94.8923

Acreage

202.250

Price

\$695,000

Property Website

<https://arrowheadlandcompany.com/property/red-river-farm-mccurtain-oklahoma/45690/>

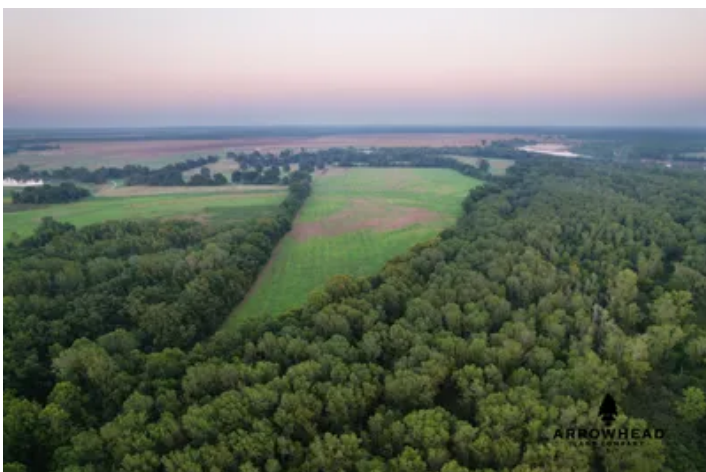
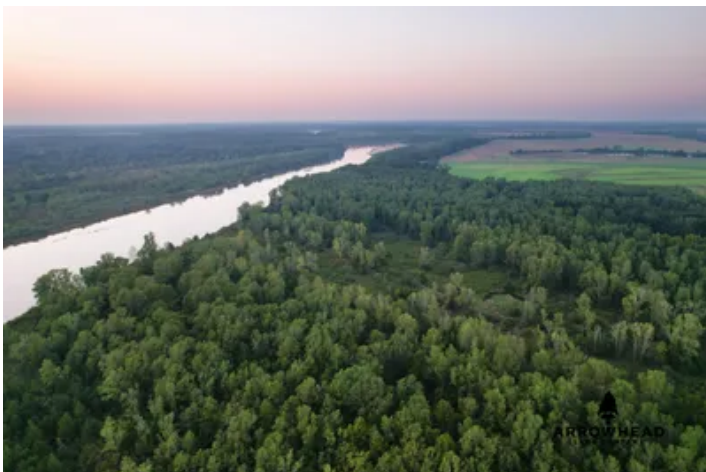


PROPERTY DESCRIPTION

Take a look at this phenomenal 202 acre m/l hunting tract on the Red River just 10 miles south of Idabel, OK and just 14 miles northeast of Clarksville, TX. The biggest highlight to this property is the 170 acres of additional accretion ground that the buyer will have access to, along with the 202 deeded acres. With the addition of the accretion ground, the total number of usable acres is over 370, which makes this property a great value, along with being a premier hunting tract. The north neighbor has recently granted the seller an easement to enter the farm, this easement will transfer to the new owner and will provide ideal access to the property in a great location. The tillable portion of the farm is made up of class 1 & 2 tillable and is capable of growing corn, beans, milo, wheat, or any other desired crop that does well in this region. The balance of the farm is made up of some of the densest river bottom habitat you could imagine and is a great example of a successional forest with trees and native vegetation in all different sizes, species, and stages of life. The timbered portion of the farm provides ideal bedding habitat for wildlife and offers endless opportunities for hunting setups, food plots, and feeders. There is a utv trail running through the woods that also provides access down to the river. The sandy river bottom ground is the perfect spot for your family and friends to enjoy riding atv's and dirt bikes when you're not chasing big whitetails or shooting ducks. The only thing missing is somewhere to stay on the farm and with utilities close to the north border, building your hunting cabin will be no problem at all. This property is in a very unique and private setting seeing as it only really has two neighbors and is bordered to the north by over 6,000 contiguous acres of farm ground owned by one family. If you have been looking for a premier hunting tract with live water, this is it! Over 370 acres of land and 1.5 miles of river Red River frontage just waiting for you and your family to make your land ownership dreams come true. Call me today to set up a private showing on this Red River hunting paradise.



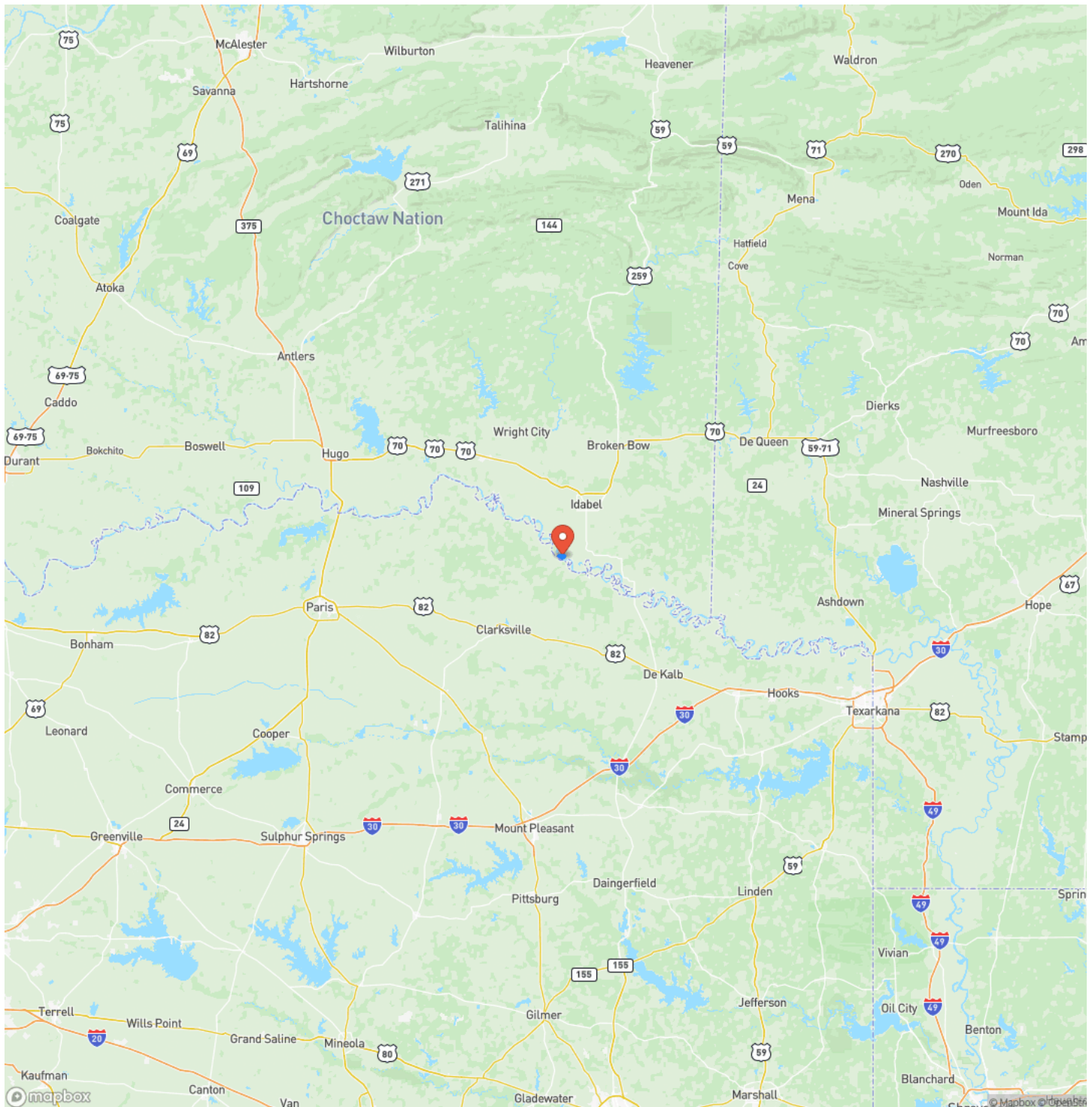
Red River Farm
Idabel, OK / McCurtain County



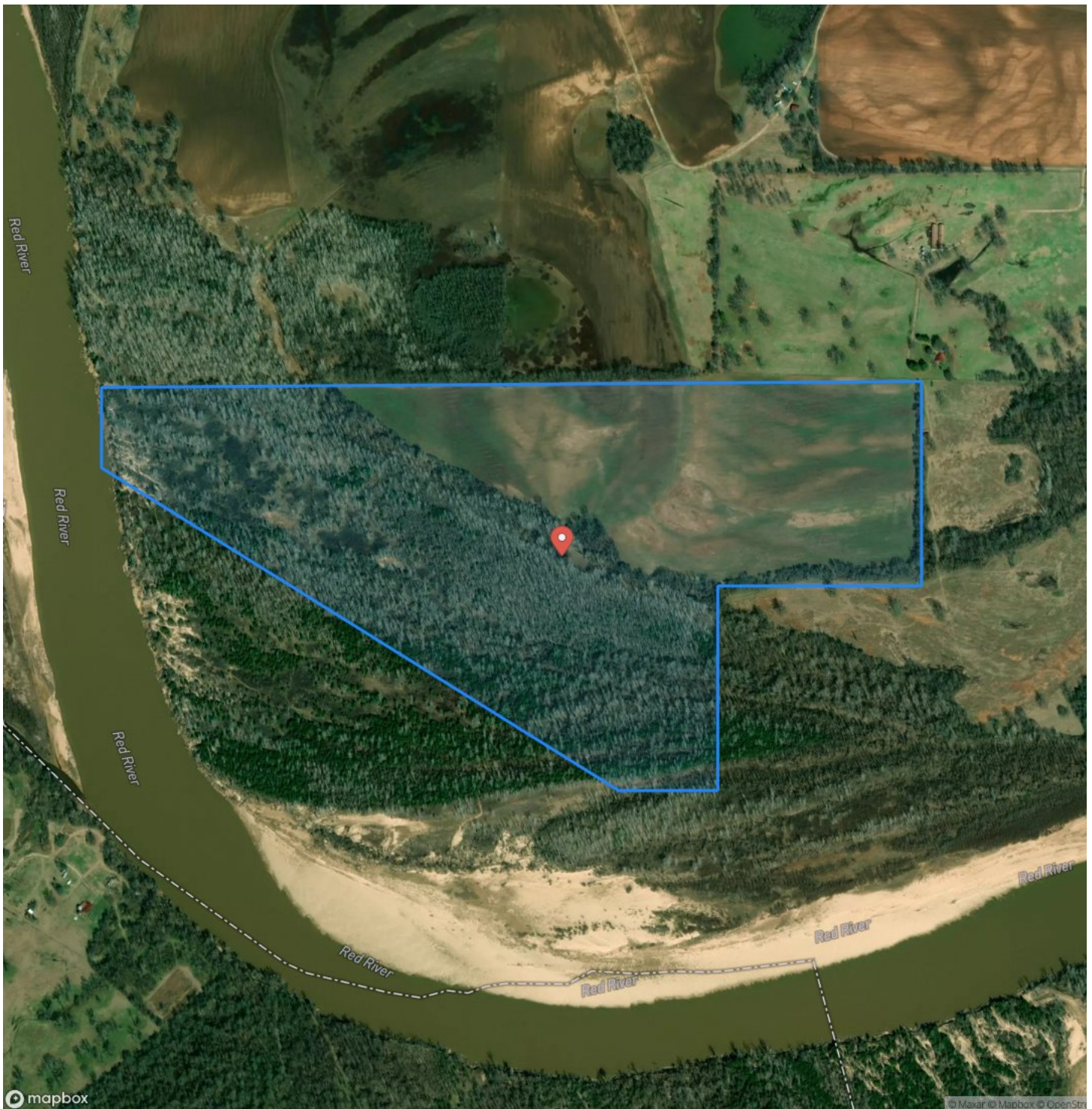
Locator Map



Locator Map



Satellite Map



Red River Farm
Idabel, OK / McCurtain County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tony Cerar

Mobile

(918) 671-8937

Email

tony.cerar@arrowheadlandcompany.com

Address

City / State / Zip

Broken Arrow, OK 74012

NOTES

[illegible]

MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal blue 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.



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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