

Native Grass Cattle Operation
W 700 Rd
Copan, OK 74022

\$560,000
160± Acres
Washington County



Native Grass Cattle Operation Copan, OK / Washington County

SUMMARY

Address

W 700 Rd

City, State Zip

Copan, OK 74022

County

Washington County

Type

Farms, Undeveloped Land, Hunting Land,
Ranches, Recreational Land

Latitude / Longitude

36.913105 / -95.841174

Acreage

160

Price

\$560,000

Property Website

<https://arrowheadlandcompany.com/property/native-grass-cattle-operation-washington-oklahoma/30621/>



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PROPERTY DESCRIPTION

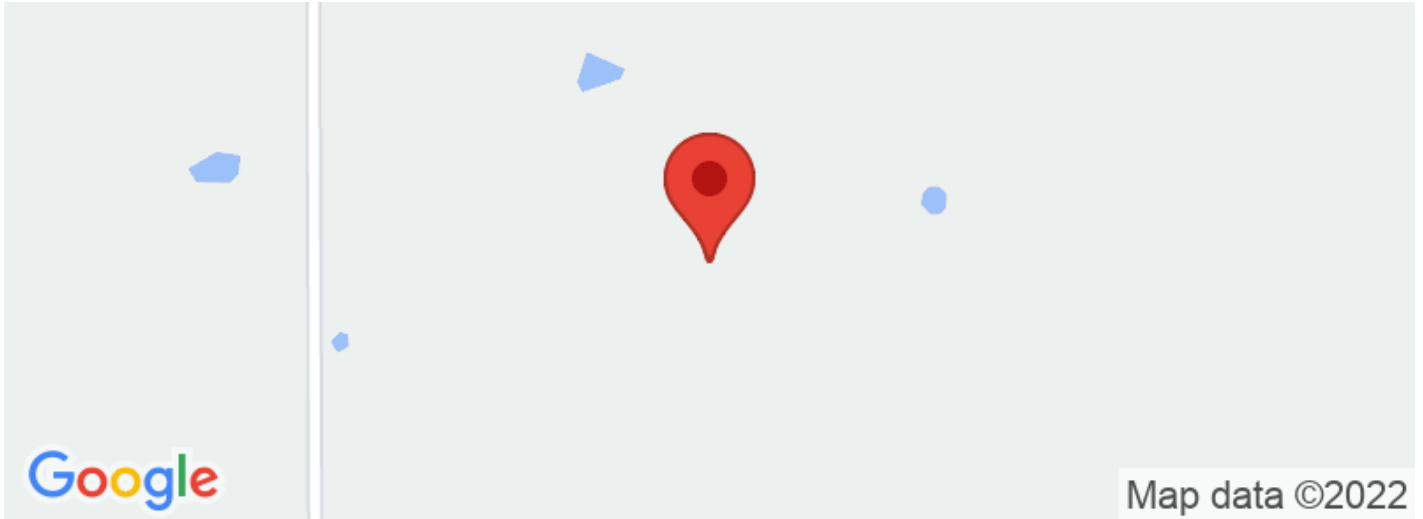
Price reduced! Are you looking for the perfect addition to your cattle operation north of Bartlesville? This beautiful quarter section of native grass pasture could be the one for you. Located just east of Copan down a well maintained gravel road, it is a short drive from the benefits of town. The landscape consists of mostly native grass pastures with shade trees scattered throughout that will be perfect for your livestock in those hot summer months, and two nice ponds will provide your stock with a consistent water source even in the driest of seasons. Well maintained barbed wire fencing surrounds the property and a nice set of cattle pens are located in the southwest corner giving you everything you need for your stock. Also, electricity is available at the road and rural water is close by providing you with the essentials to build your dream country home. This farm is just a short drive away from Copan Lake which is known for its great recreational opportunities such as fishing, camping, and boating. This beautiful farm is one that you aren't going to want to miss out on. All showings are by appointment only. If you would like more information or want to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



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Locator Maps



Aerial Maps



**Native Grass Cattle Operation
Copan, OK / Washington County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

Ramona, OK 74061

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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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