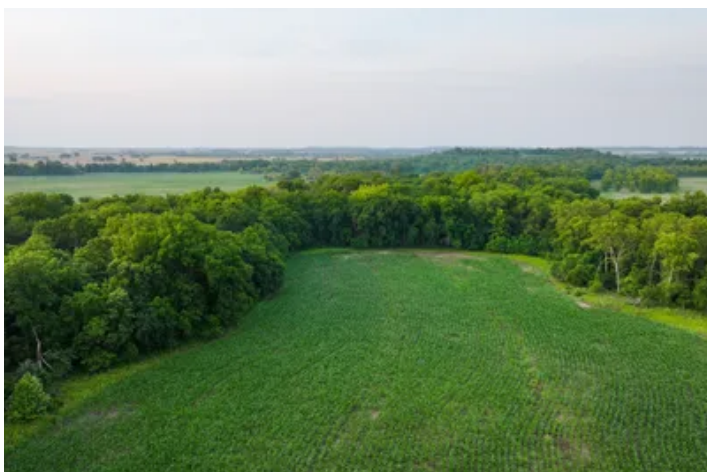


State-Line Canary Farm
W 200 Rd
Copan, OK 74002

\$2,991,660
703.920± Acres
Washington County



State-Line Canary Farm
Copan, OK / Washington County

SUMMARY

Address

W 200 Rd

City, State Zip

Copan, OK 74002

County

Washington County

Type

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

Latitude / Longitude

36.988748 / -95.838701

Acreage

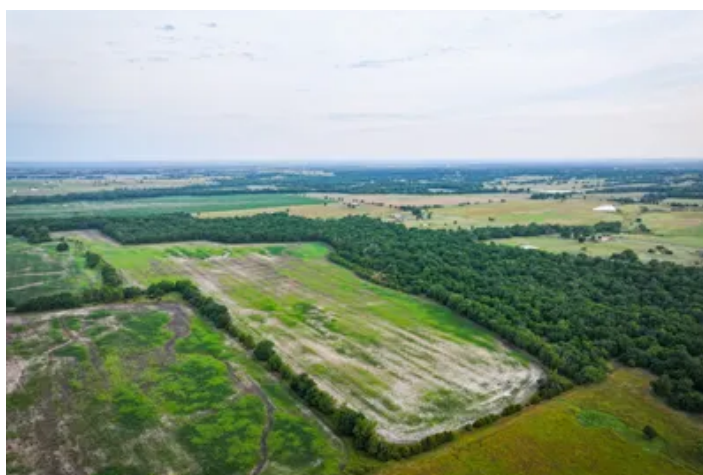
703.920

Price

\$2,991,660

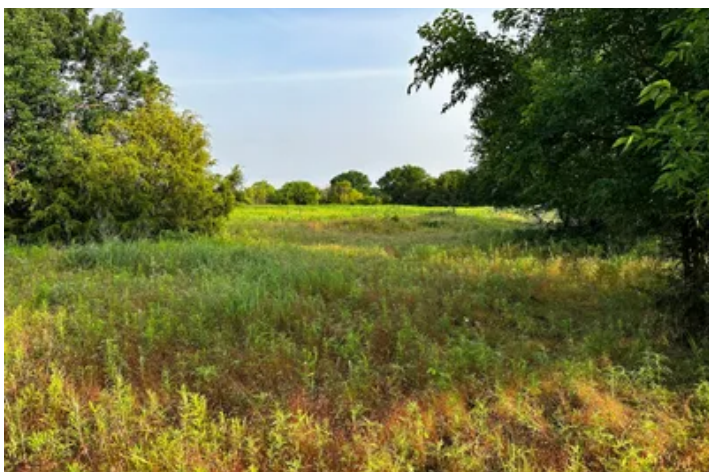
Property Website

<https://arrowheadlandcompany.com/property/state-line-canary-farm-washington-oklahoma/83866/>

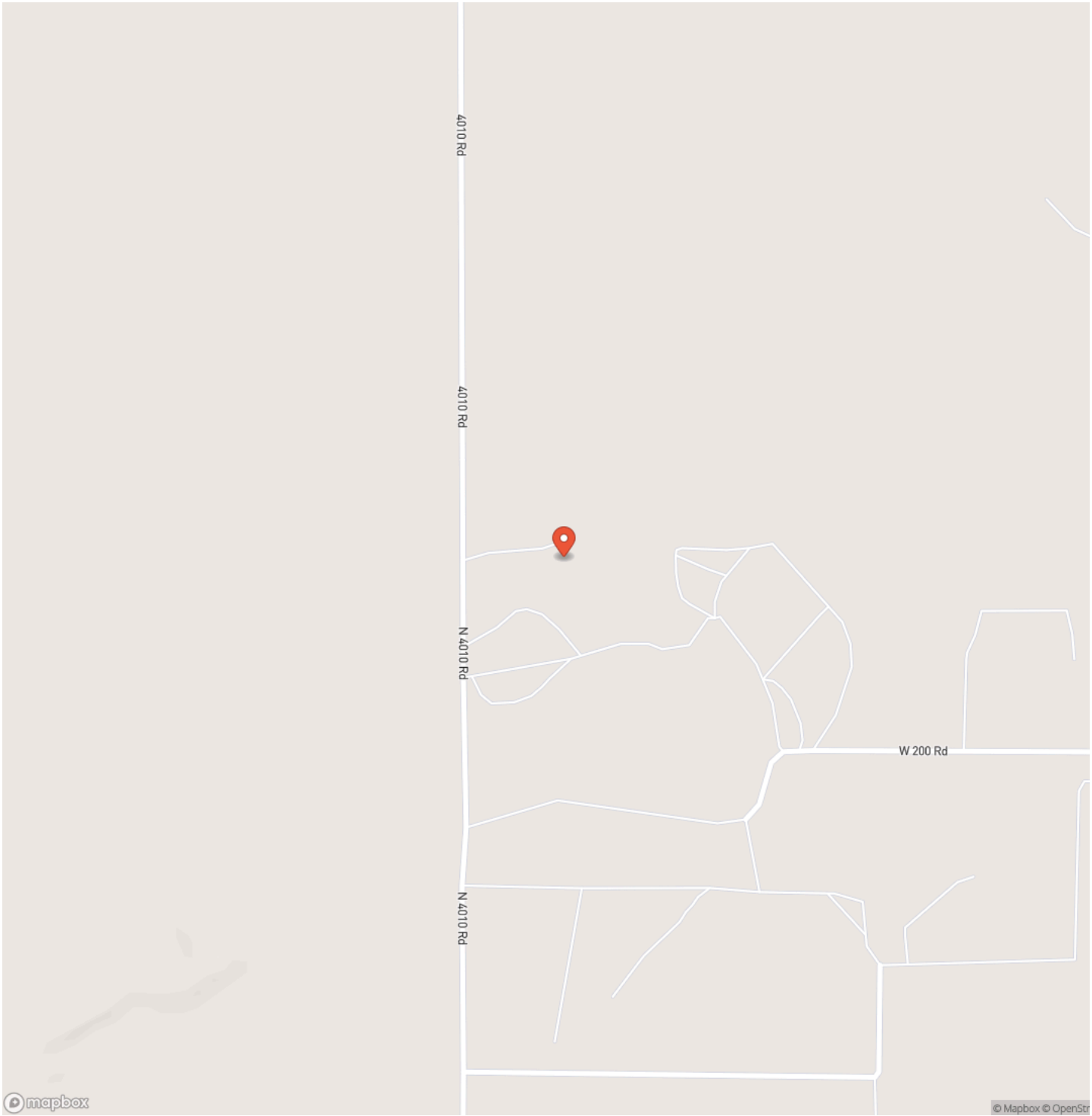


PROPERTY DESCRIPTION

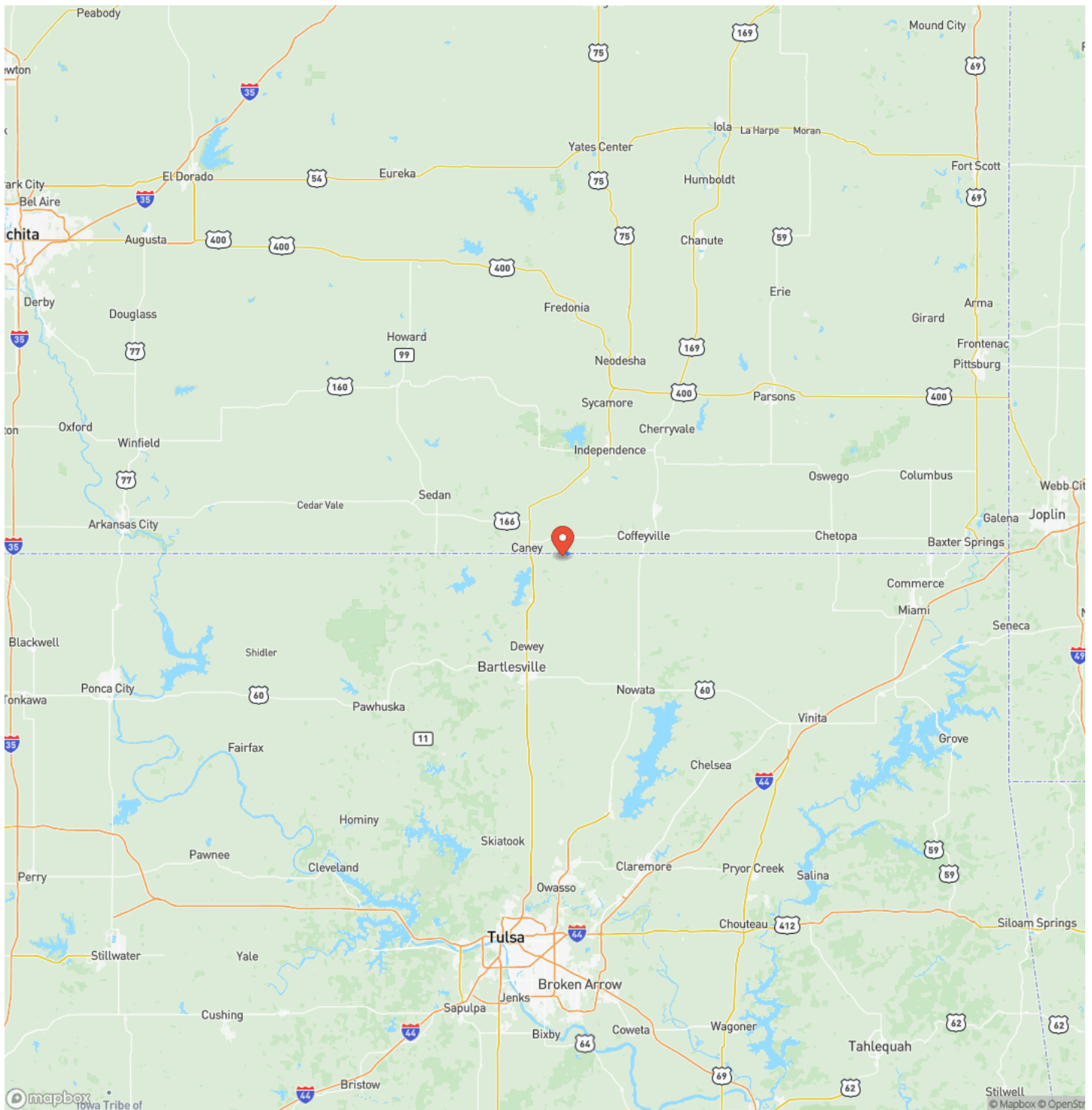
Coming to the market for the first time since 1977, here is your chance to own a piece of the historic Canary Farm! Located in Washington County, Oklahoma, this expansive +/- 703.9 acre tract sits right on the Oklahoma-Kansas state line, just +/- 7.5 miles northeast of Copan and east of both Copan Lake and the US-75 corridor. Its strategic location provides excellent access to major highways and nearby towns like Bartlesville, Caney, and Independence, Kansas—offering a peaceful, rural setting without sacrificing convenience. This property is perfectly suited for farmers, hunters, and serious land investors. With 673 +/- contiguous acres spread across multiple tracts, there's more than enough room to farm, hunt, have a recreational retreat, or long-term investment property. A significant portion of the acreage is in productive tillable ground, generating dependable farm lease income year after year. There are 400+/- acres currently in corn with a historic crop rotation of wheat and soybeans. Also, there are 184 +/- acres of Class I soils. Recreationally, the property offers premier hunting potential! The landscape features a blend of hardwood timber, cedar thickets, open pasture, and dense draws—providing ideal habitat for whitetail deer and wild turkey. Multiple ponds and seasonal water sources enhance the overall appeal for wildlife and livestock. The southern-most +/- 30 acre tract features a large pond, native grasses, and cedar cover. Whether you're looking for an income-producing farm, a proven hunting property, or a legacy investment, this one checks all the boxes. The size, access, and land diversity make it one of the most attractive offerings on the market in this region. Opportunities like this don't come around often! This property is conveniently located +/- 15 minutes from Coffeyville, Kansas, +/- 47 miles from Owasso, and only +/- 20 minutes to Bartlesville, Oklahoma. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Chuck Bellatti at [\(918\) 849-2412](tel:9188492412).



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal 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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

