

River Ridge Tract 4
4012 N 384 Rd, Tract 4
Calvin, OK 74531

\$252,000
80± Acres
Hughes County



River Ridge Tract 4
Calvin, OK / Hughes County

SUMMARY

Address

4012 N 384 Rd, Tract 4

City, State Zip

Calvin, OK 74531

County

Hughes County

Type

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

Latitude / Longitude

34.9797 / -96.1825

Acreage

80

Price

\$252,000

Property Website

<https://arrowheadlandcompany.com/property/river-ridge-tract-4-hughes-oklahoma/37122/>



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Calvin, OK / Hughes County

PROPERTY DESCRIPTION

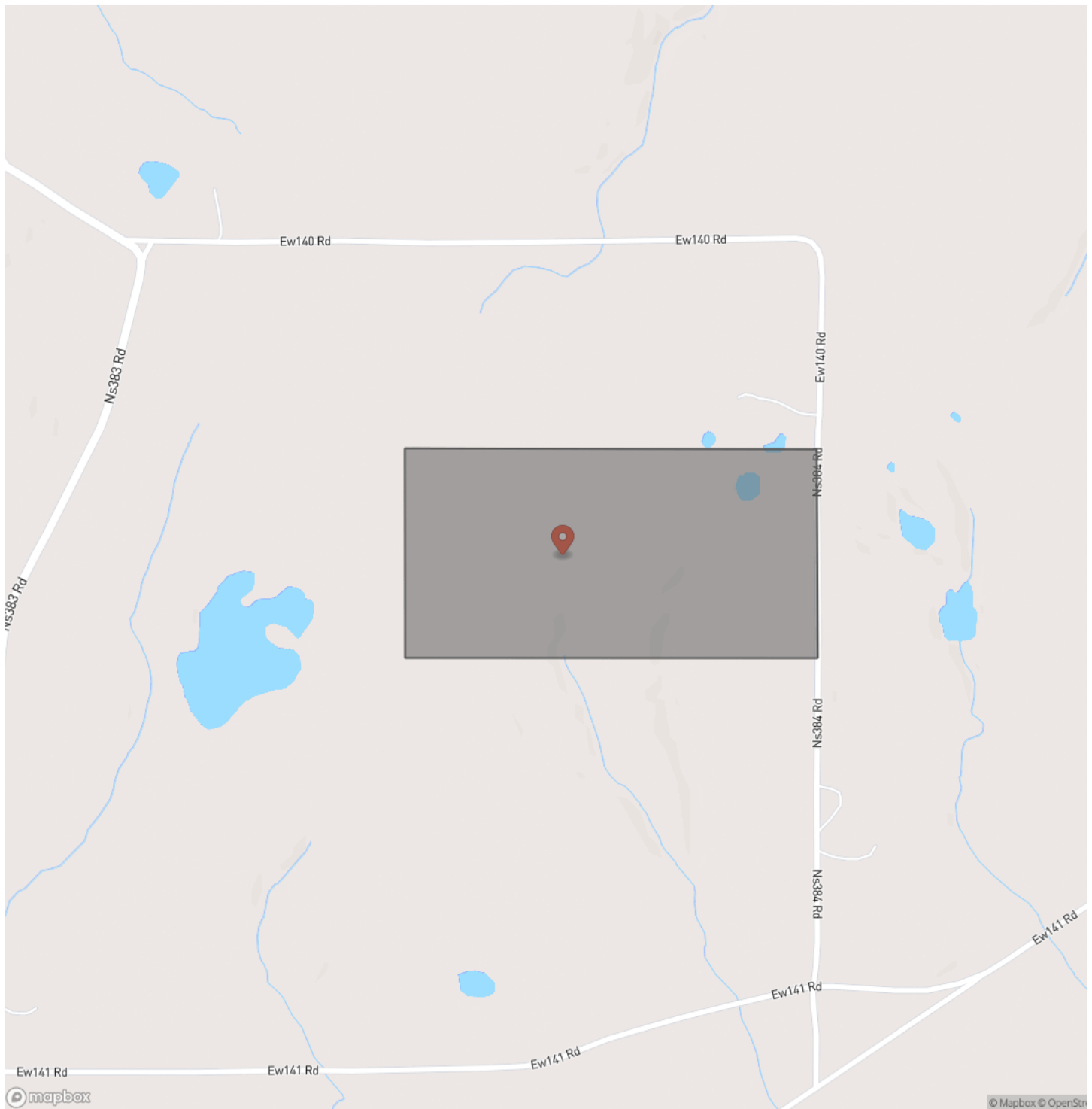
Price Reduced! If you are in the market for an incredible, multi use farm less than a mile off of the Canadian River, this Hughes County farm may just catch your eye. Located just 10 +/- minutes east of Calvin, it sits along a well maintained gravel road with electricity offering amazing hunting and home build locations. Massive hardwood timber thickets provide beautiful views and great wildlife habitat, along with the large native grass pastures and 2 ponds that offer the potential for some great fishing. These ponds and pastures also provide you with the opportunity to graze cattle or other livestock of your desire. When scouting for a new hunting farm there are a few main features that you look for, and this farm has it all. Sitting less than a mile above the river, the large timber draws connect with brushy thickets and great food plot locations. This provides bedding areas and many distinct travel corridors. Not only is this farm great for hunting and cattle grazing, there are also many great home and/or hunting cabin build locations. This is a phenomenal property that you are not going to want to miss out on. It sits just 1 hour and 30 +/- minutes from Oklahoma City and 1 hour and 45 +/- minutes from Tulsa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311)



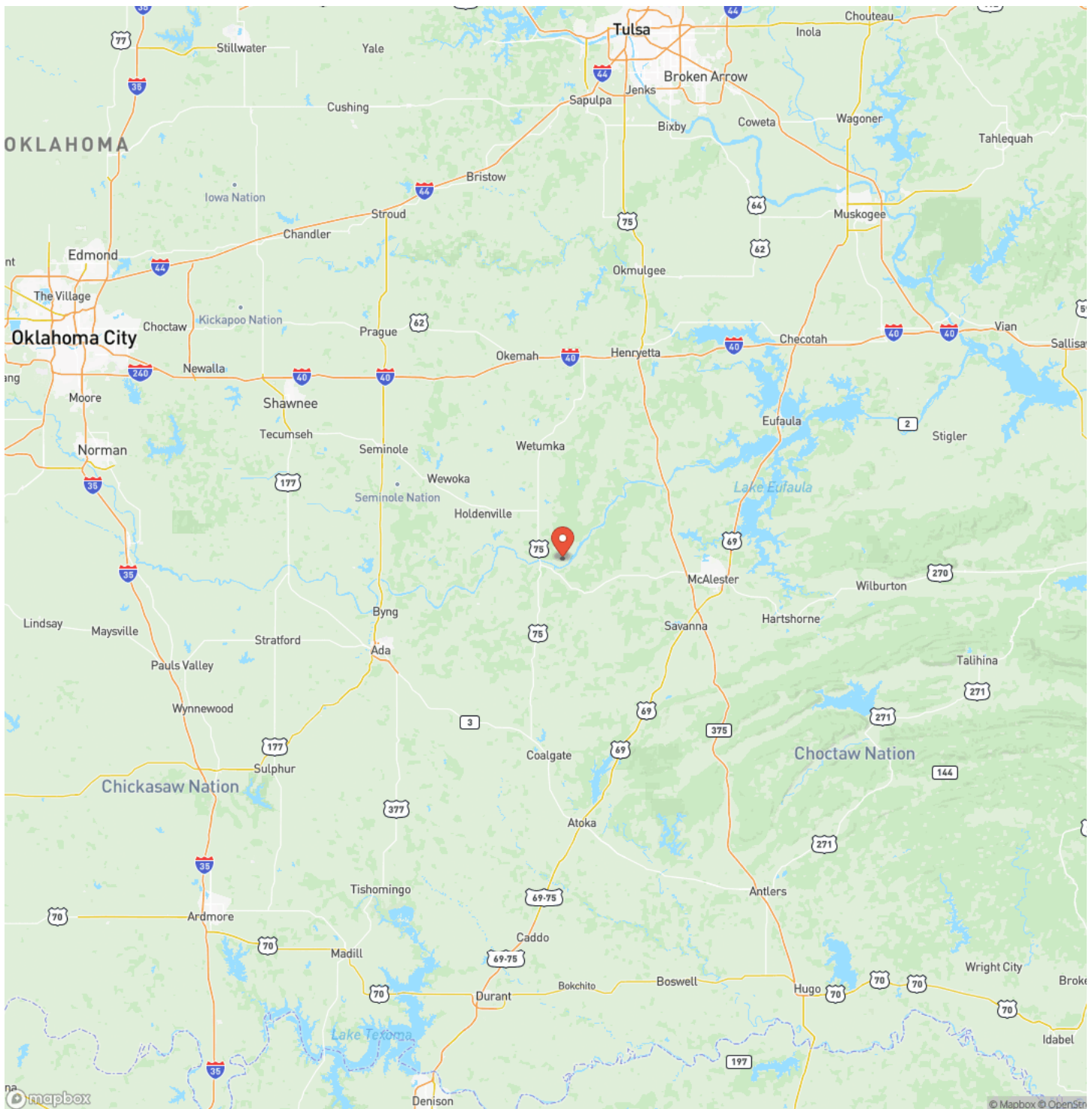
River Ridge Tract 4
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Locator Map



Locator Map



Satellite Map



River Ridge Tract 4
Calvin, OK / Hughes County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

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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.



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