

Cottonwood Creek Farm
N2420 Rd
Carnegie, OK 73015

\$275,000
115± Acres
Washita County



Cottonwood Creek Farm
Carnegie, OK / Washita County

SUMMARY

Address

N2420 Rd

City, State Zip

Carnegie, OK 73015

County

Washita County

Type

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

Latitude / Longitude

35.1234 / -98.671

Acreage

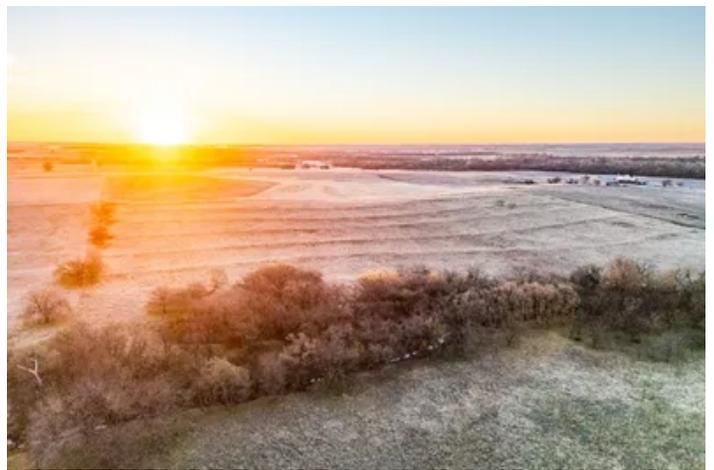
115

Price

\$275,000

Property Website

<https://arrowheadlandcompany.com/property/cottonwood-creek-farm-washita-oklahoma/100868/>



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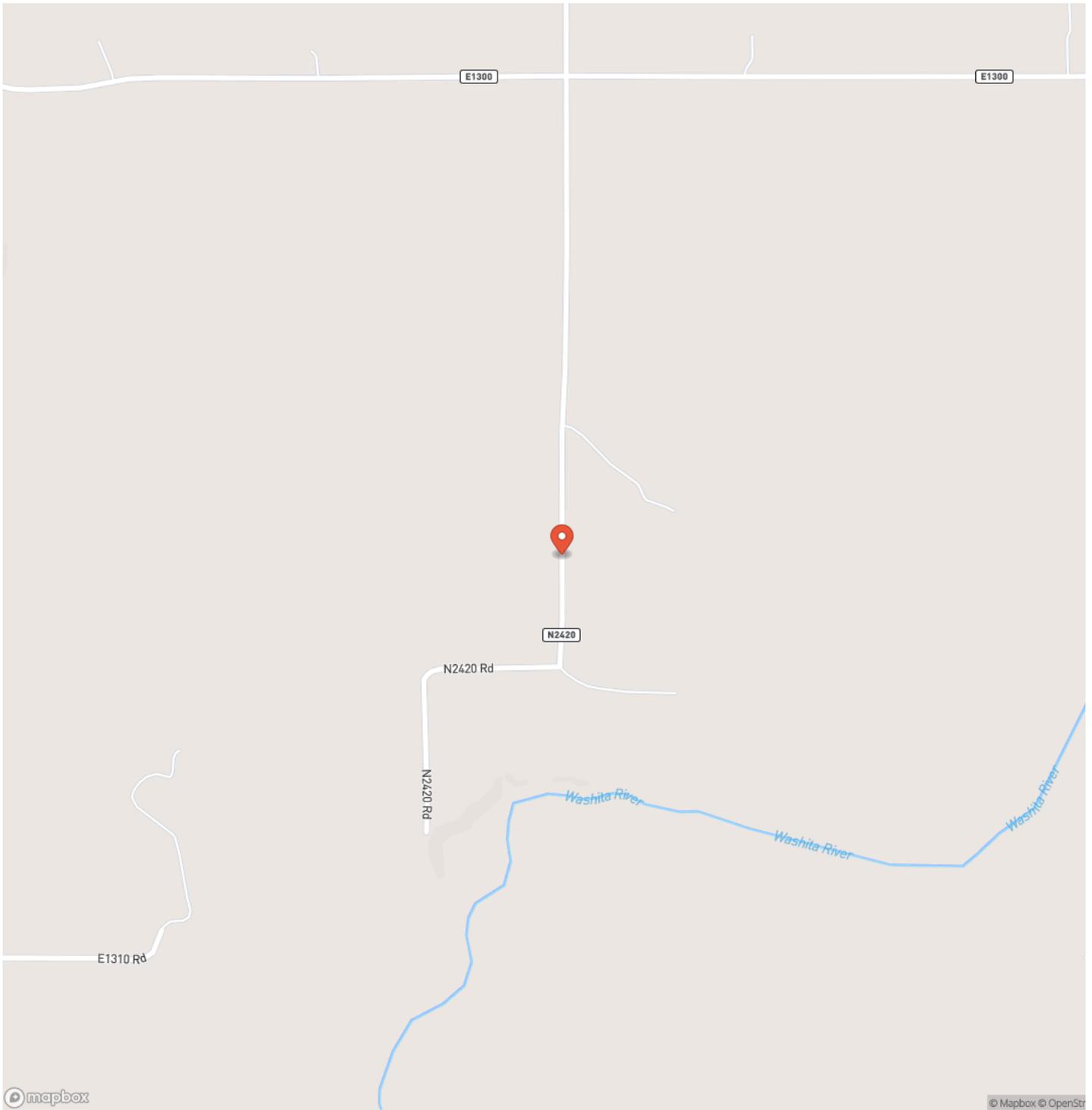
PROPERTY DESCRIPTION

Welcome to Washita County, Oklahoma, where your dreams of owning a sprawling farm/ranch property can come true! Cottonwood Creek Farm; a beautiful 115 +/- acre property spanning over 40 +/- acres of tillable ground on the east side, a 5 +/- acre wheat field towards the center, and nearly 50 +/- acres of land for grazing livestock. The property is suitable for cattle, horses, or any other livestock of your choice! The west side of the property features the stunning spring-fed Cottonwood Creek, which provides a reliable source of water for your livestock. The cross-fencing on the property allows for rotational grazing, which is an efficient and sustainable method of livestock management. Throughout the property is really great Bermuda grass, perfect for grazing cattle! Meanwhile, the lush grasslands provide ample space for livestock to graze and roam, making it an attractive option for ranchers as well. Located just 11 +/- minutes from Carnegie, Oklahoma, and Mountain View, OK, this property offers a serene country lifestyle while still being conveniently close to town. This great farming/ranching property provides the perfect opportunity to enjoy the peace and quiet of rural living while making a living from the land. With its stunning natural features, reliable water source, and ideal location, this property is a must-see for anyone looking for a property that can fulfill their farming/ranching needs! Don't miss out on this great opportunity to own a piece of Oklahoma's beautiful countryside! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Josh Candeleria at [\(580\) 660-1167](tel:5806601167). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

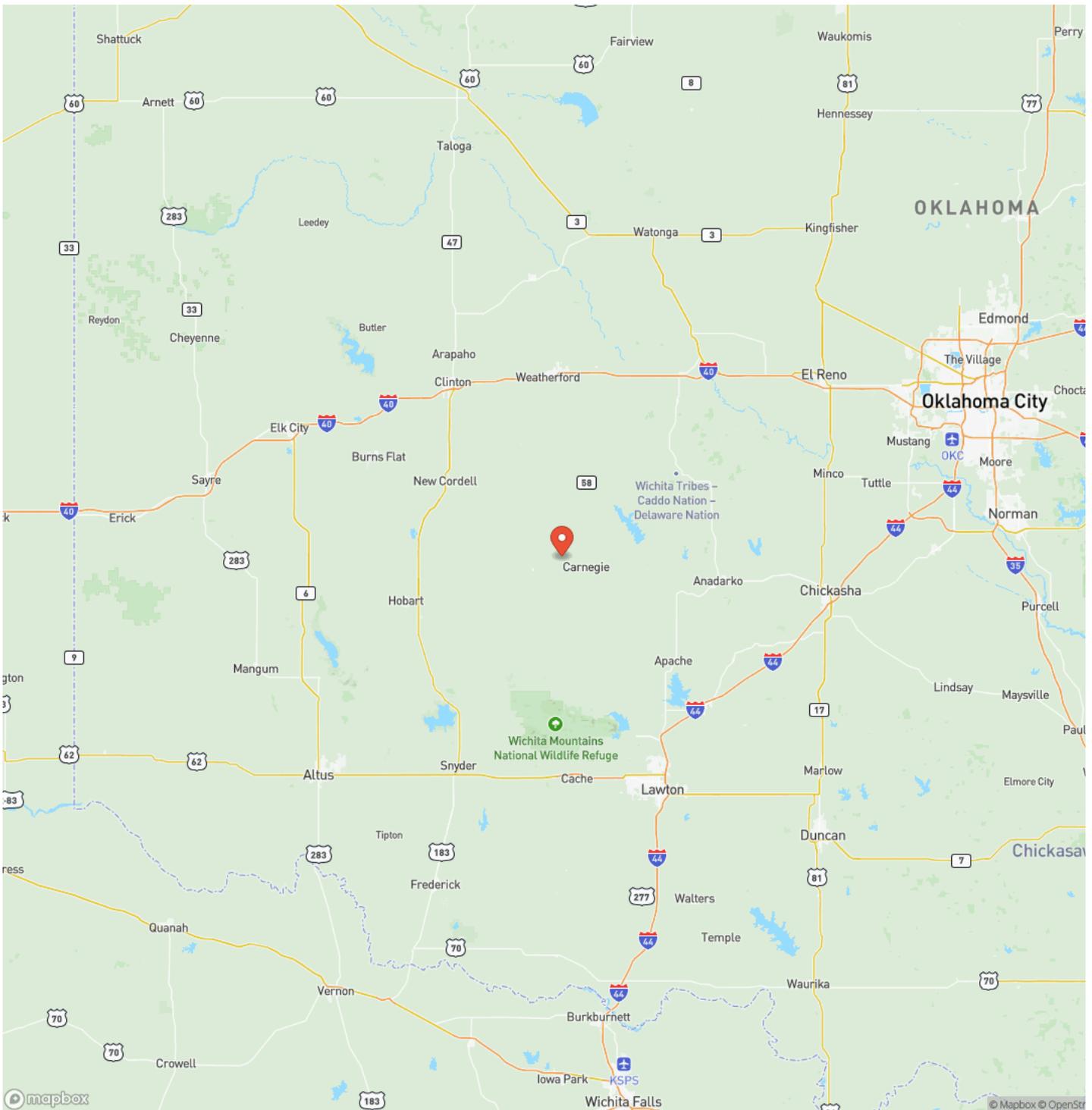
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Locator Map



Locator Map



Satellite Map



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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