

The Rock Ridge Ranch
4181 Rodeo Grounds Rd
Wright City, OK 74766

\$879,000
113± Acres
McCurtain County



The Rock Ridge Ranch Wright City, OK / McCurtain County

SUMMARY

Address

4181 Rodeo Grounds Rd

City, State Zip

Wright City, OK 74766

County

McCurtain County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Business Opportunity

Latitude / Longitude

34.0944 / -95.0157

Dwelling Square Feet

1603

Bedrooms / Bathrooms

3 / 2

Acreage

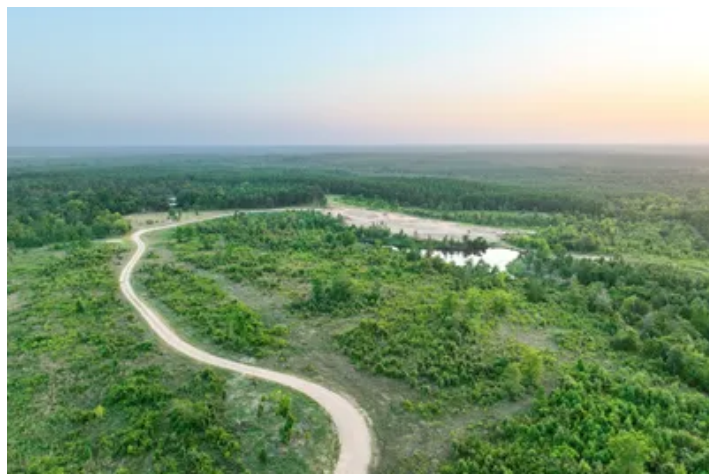
113

Price

\$879,000

Property Website

<https://arrowheadlandcompany.com/property/the-rock-ridge-ranch-mccurtain-oklahoma/113195/>



PROPERTY DESCRIPTION

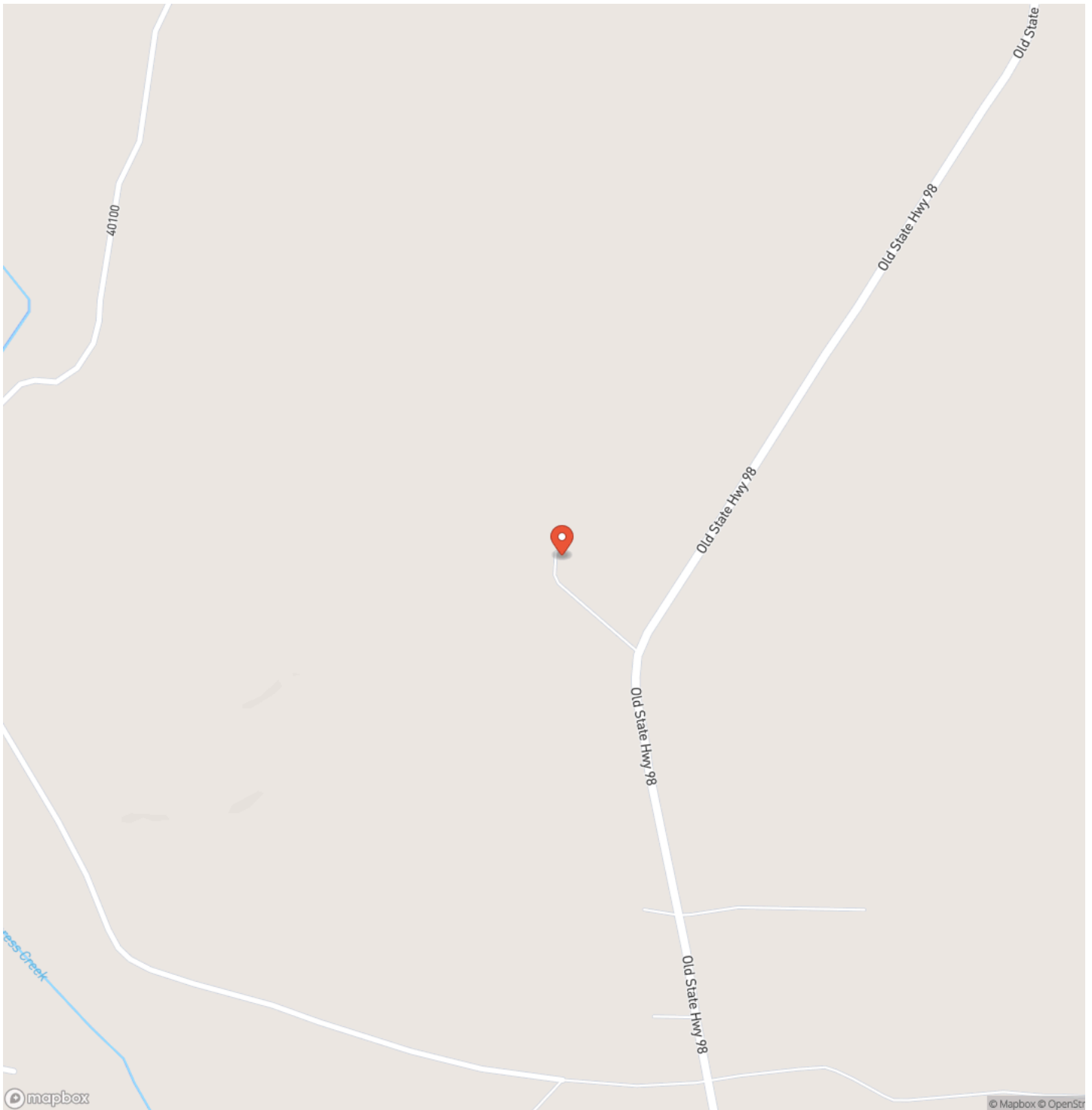
Located in the heart of McCurtain County, this 113+/- acre property offers country living in a beautiful rural setting. With excellent recreational opportunities and established income-producing potential, it is well suited for a variety of uses. The property features a 1,603+/- square-foot home with rural water service and a roof that is only three years old. The property includes a quality barn, an additional barn for equipment and livestock, and a pole barn for hay storage. Two large ponds provide fishing opportunities while also adding to the property's appeal for livestock and wildlife along with 2 additional drilled water wells. A major highlight of this property is that the mineral rights convey with the sale. Approximately 5+/- acres are currently permitted for gravel production, creating an established income-producing gravel pit, with an additional 30+/- acres offering the potential for future permitting and expanded income opportunities. The land consists of a mix of mature timber and harvested timber areas, providing excellent habitat diversity for wildlife. The mature timber has a maintained understory, allowing for easier access throughout the property. Two cross fences provide flexibility for livestock operations, and paved road frontage offers convenient year-round access. The property offers excellent whitetail deer and turkey hunting opportunities. An additional opportunity exists to join the adjoining 13,802+/- acre Weyerhaeuser lease, providing access to thousands of additional acres for hunting and recreation for approximately \$800 per year and is subject to change each year. The lease runs from May through May, with an October 1 enrollment deadline. This McCurtain County property provides rural living, recreational use, and investment potential with mineral rights, gravel income, quality improvements, and strong wildlife habitat. Located 24+/- minutes from Broken Bow, 36+/- minutes from Clarksville and 33+/- minutes from Hochatown! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Zane Howard at [\(903\) 748-8248](tel:9037488248).

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

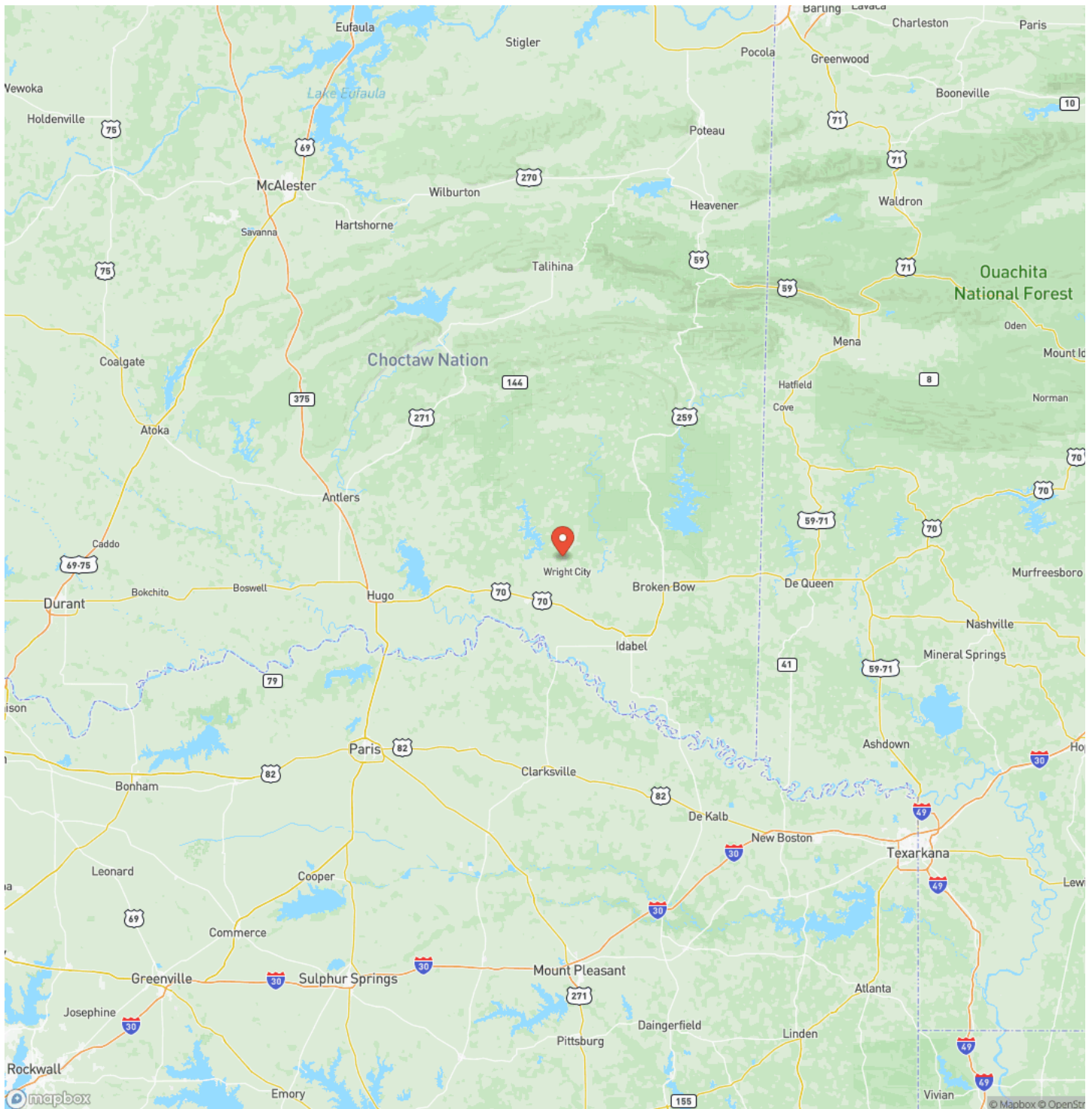
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Wright City, OK / McCurtain County



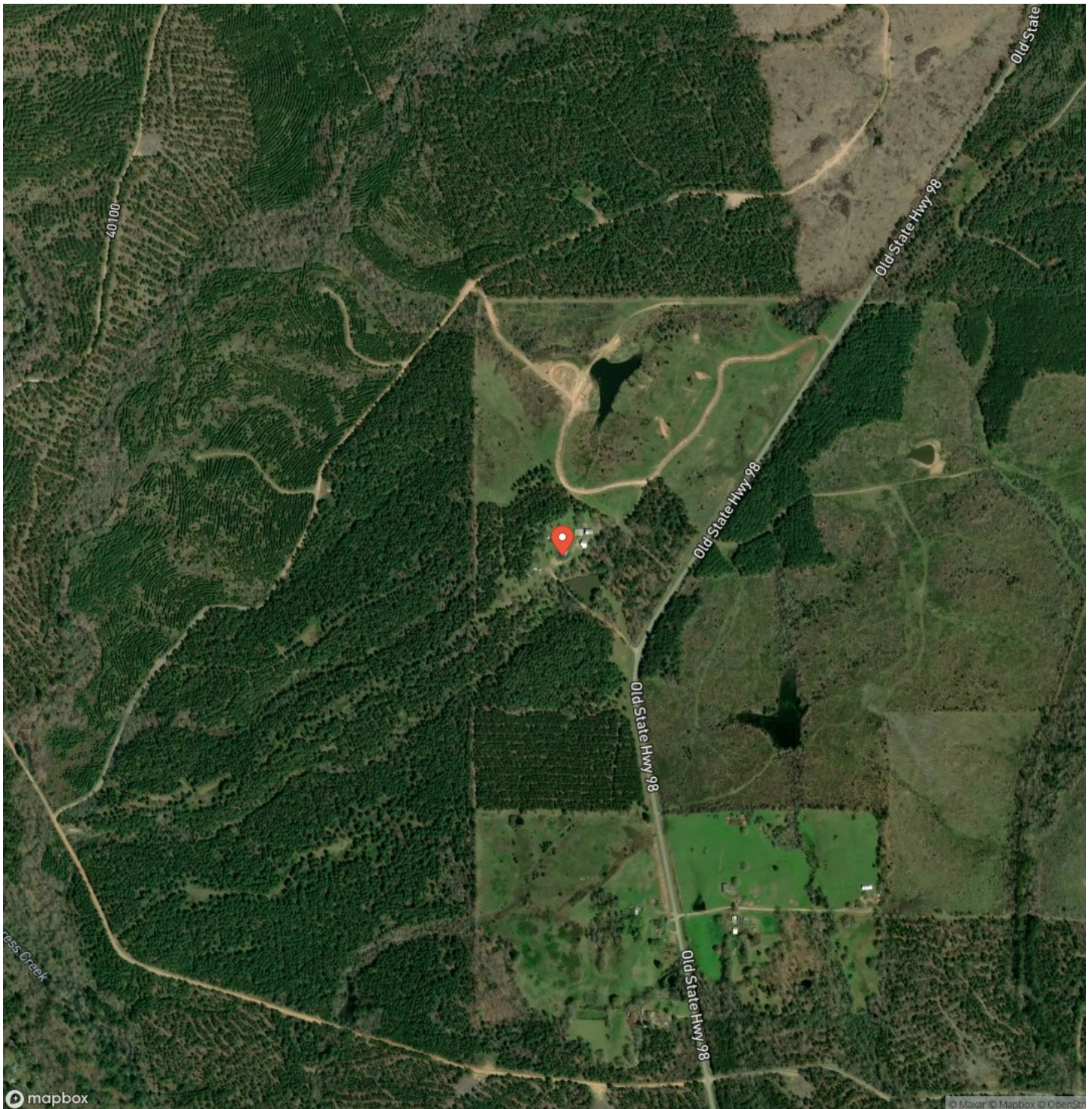
Locator Map



Locator Map



Satellite Map



The Rock Ridge Ranch
Wright City, OK / McCurtain County

LISTING REPRESENTATIVE

For more information contact:



Representative

Zane Howard

Mobile

(918) 413-1280

Email

zane.howard@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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<https://arrowheadlandcompany.com/>

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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