

Cache Creek Rec Farm
County Rd N 2650
Temple, OK 73568

\$199,900
51± Acres
Cotton County



Cache Creek Rec Farm
Temple, OK / Cotton County

SUMMARY

Address

County Rd N 2650

City, State Zip

Temple, OK 73568

County

Cotton County

Type

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

Latitude / Longitude

34.147945 / -98.263087

Acreage

51

Price

\$199,900

Property Website

<https://arrowheadlandcompany.com/property/cache-creek-rec-farm-cotton-oklahoma/85773/>



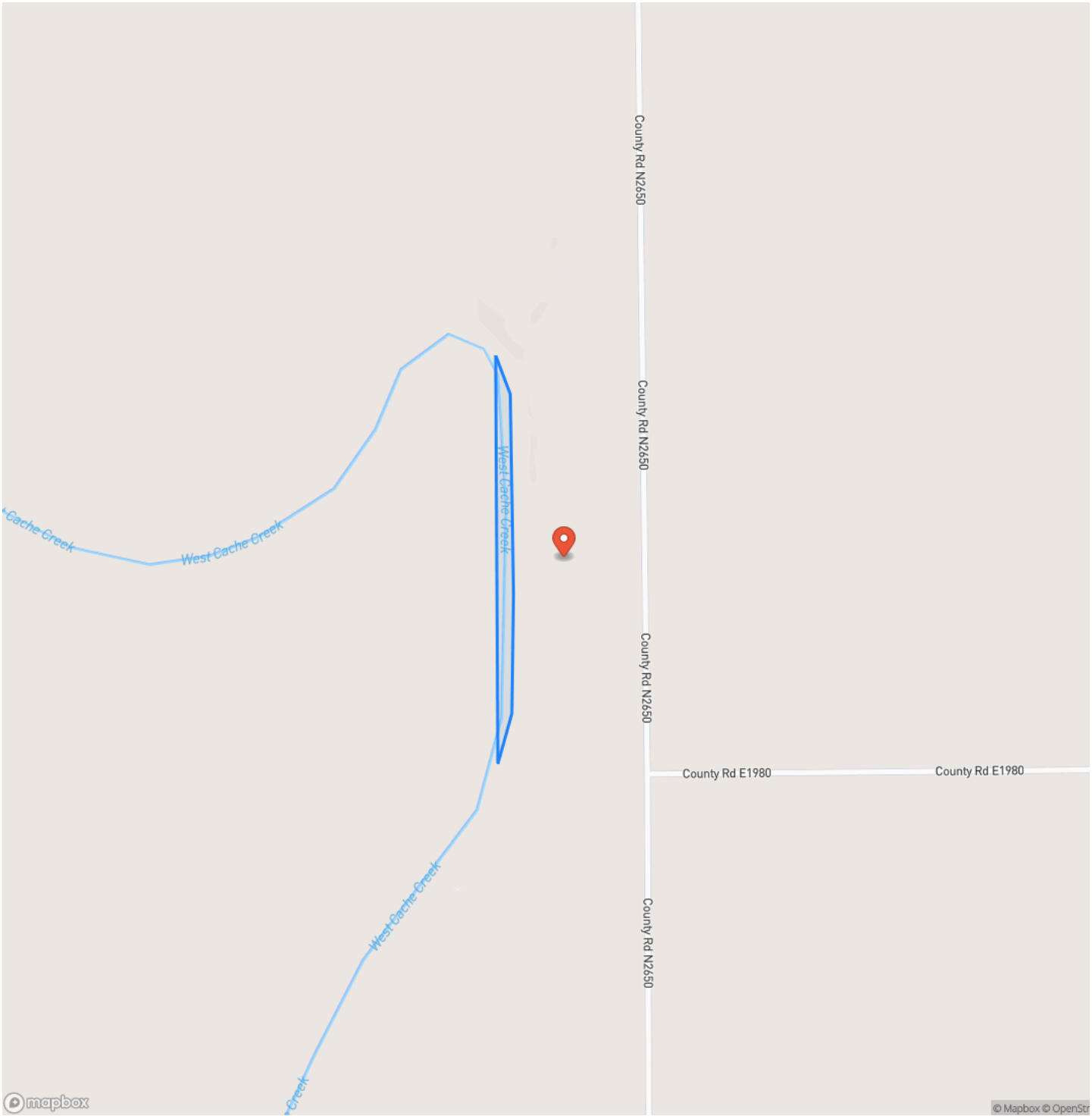
PROPERTY DESCRIPTION

Located in Cotton County, Oklahoma, this 51 +/-acre property offers an outstanding blend of recreational appeal and productive farmland. With a half-mile of Cache Creek frontage—wide enough to feel like a river—this tract is a sportsman's paradise. The creek provides excellent fishing and serves as a vital water source that attracts a wide range of wildlife. The property's layout includes a mix of tillable acreage, timber, and thick cover, creating ideal habitat for deer, turkey, hogs, ducks, and dove. A centrally placed food plot enhances the hunting opportunities, and there's electric service and county road frontage for convenience. In addition to the land itself, this property comes with a unique hidden feature you'll need to see in person to fully appreciate. For those interested in land-ready equipment, a package of well-maintained tools is negotiable with the sale, including a John Deere 5055E Utility Tractor, 520M Loader, Frontier AB12G Three Tine Bale Spear, John Deere MX7 Rotary Cutter, and a 2022 Big Tex Gooseneck Trailer. Whether you're looking to hunt, farm, fish, or build a private getaway, this property has it all! Conveniently located just 35+/-minutes from Wichita Falls, Texas, 45+/-minutes from Lawton, and 45+/-minutes from Duncan—this tract has the perfect combination of accessibility and versatility. This is the kind of property you have to walk to truly appreciate the potential it offers! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chris Miller at [\(580\) 595-1969](tel:5805951969).

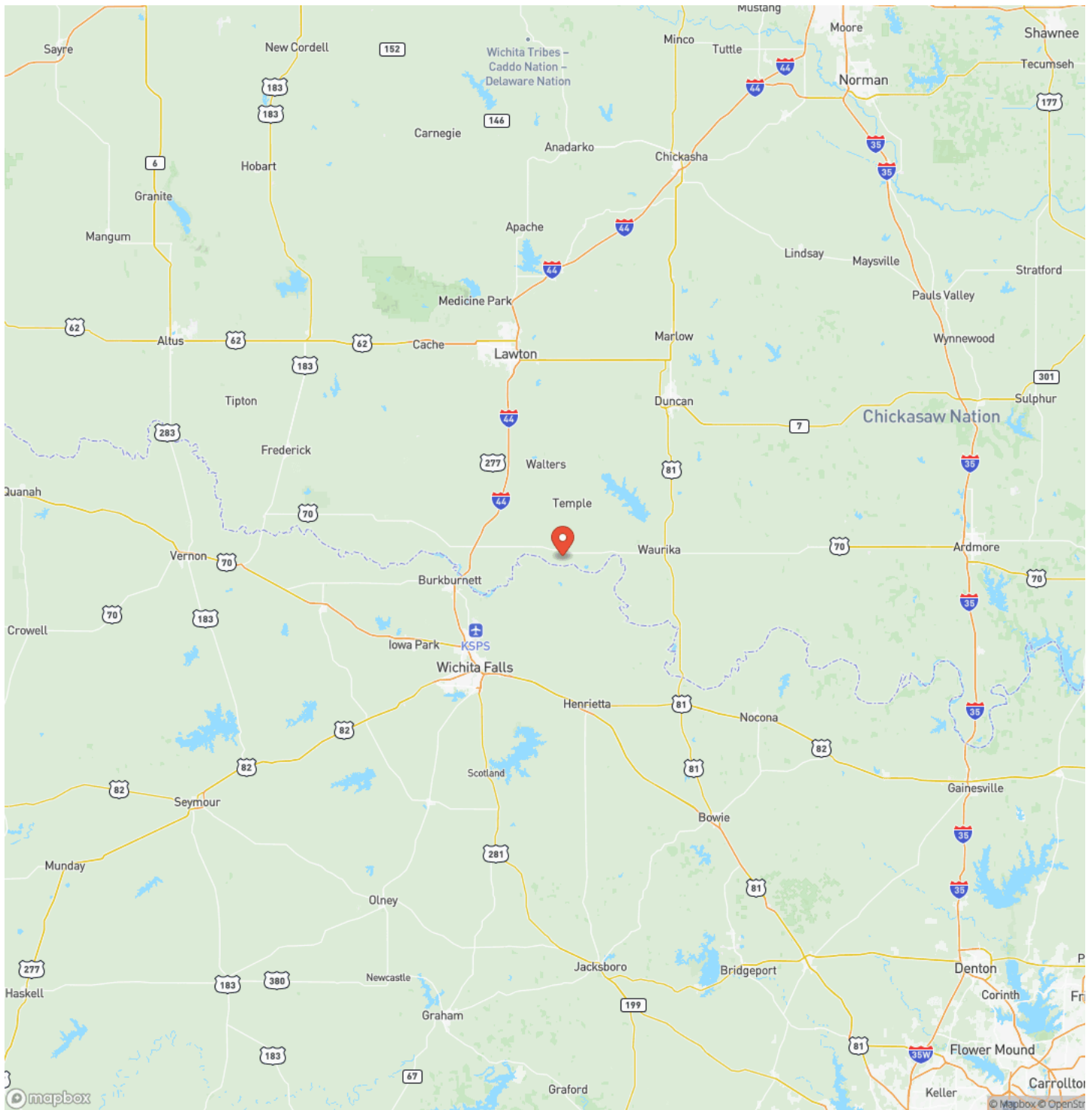
Cache Creek Rec Farm
Temple, OK / Cotton County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Miller

Mobile

(580) 595-1969

Email

chris.miller@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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www.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.

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

