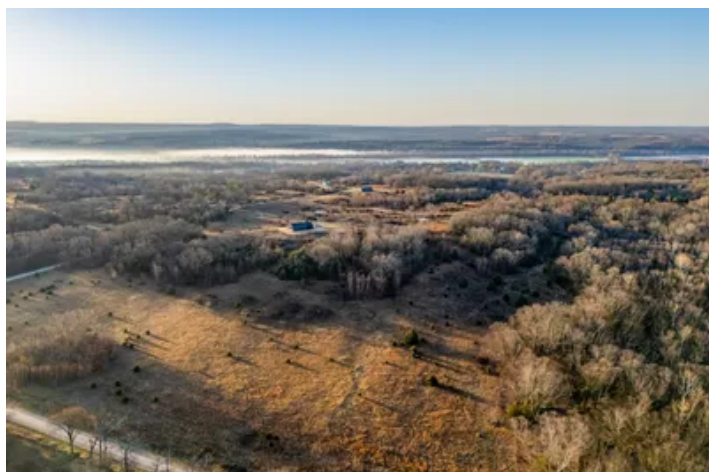


Hunting Farm With New Barndominium
EW 140 Rd
Calvin, OK 74531

\$399,000
40± Acres
Hughes County



Hunting Farm With New Barndominium Calvin, OK / Hughes County

SUMMARY

Address

EW 140 Rd

City, State Zip

Calvin, OK 74531

County

Hughes County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

34.983407 / -96.179237

Dwelling Square Feet

1500

Bedrooms / Bathrooms

2 / 1.5

Acreage

40

Price

\$399,000

Property Website

<https://arrowheadlandcompany.com/property/hunting-farm-with-new-barndominium-hughes-oklahoma/78123/>

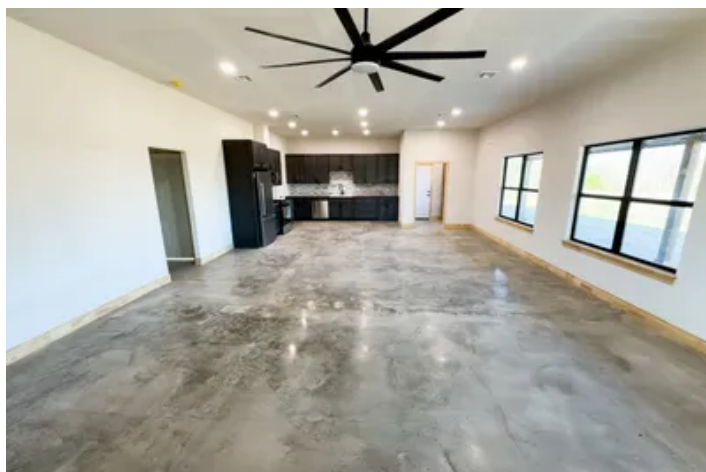
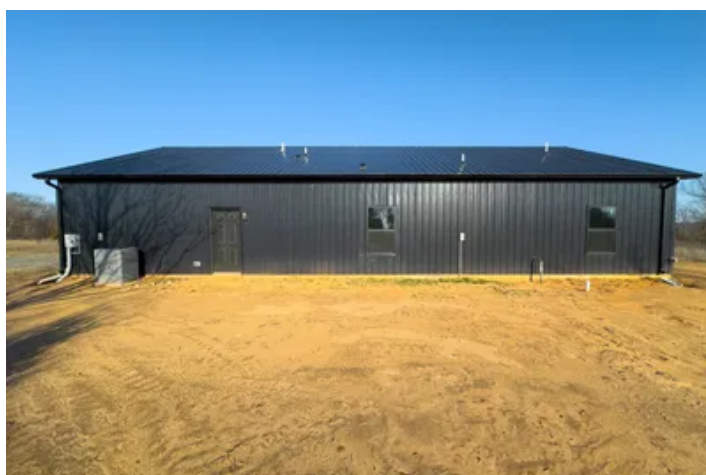


Hunting Farm With New Barndominium Calvin, OK / Hughes County

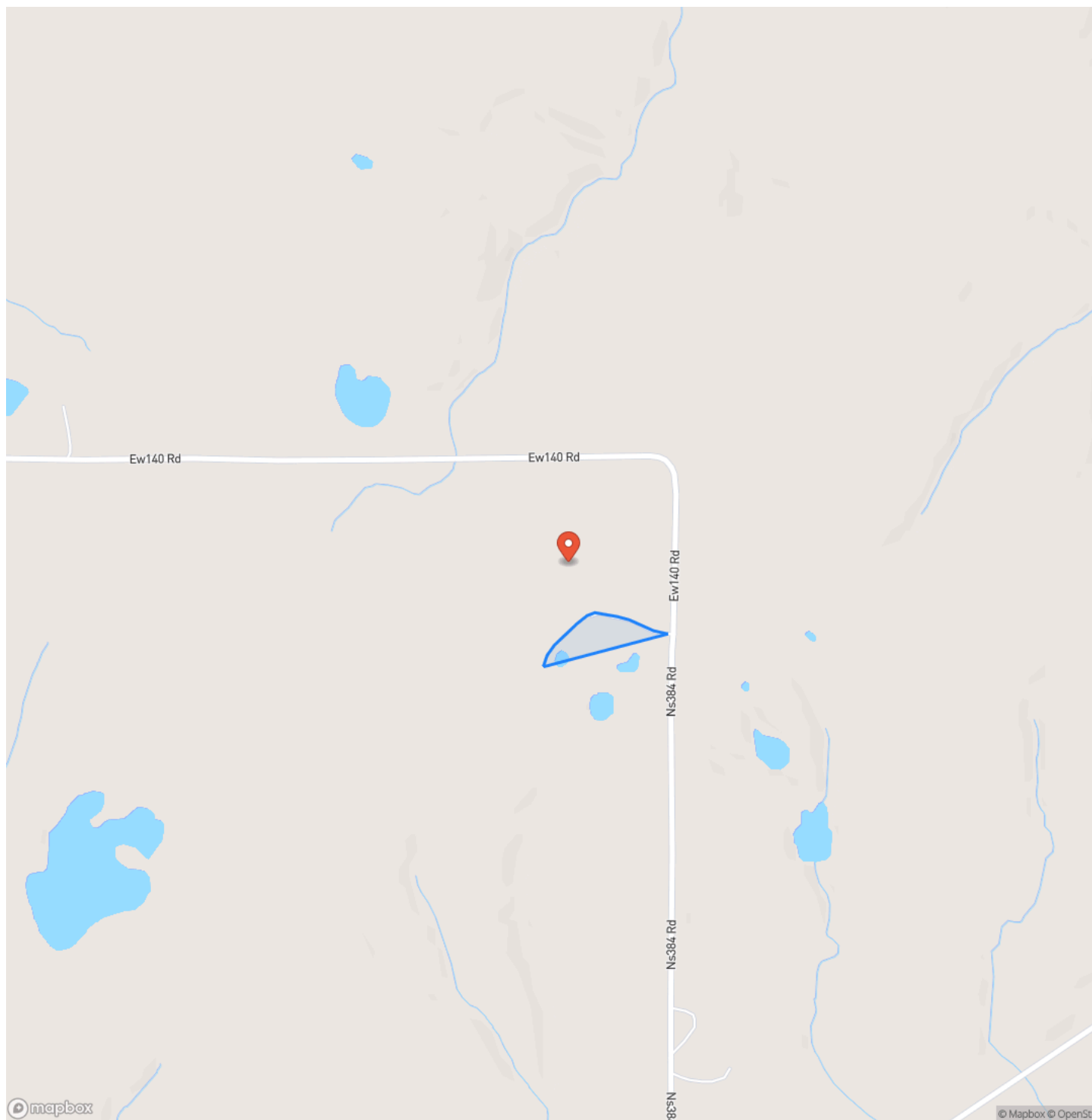
PROPERTY DESCRIPTION

PRICE REDUCED!! Take a look at this 40 +/- acre property in Hughes County, Oklahoma! This property provides you comfortable living all while being able to hunt right out your backdoor! At the heart of the property is a brand-new, never-lived-in barndominium featuring 2 bedrooms, 1.5 bathrooms, and an attached garage. The interior holds a spacious open living area, a kitchen with new appliances, and stained concrete floors throughout, while the smooth black exterior gives it a sleek, modern look. The land itself is diverse, with rolling elevation changes, open pasture, and timber, creating an excellent habitat for whitetail deer, turkeys, and small game. There are two ponds on the property that provide a reliable water source for wildlife, along with great feeder locations to enhance the hunting experience. The Canadian River is just a few miles away providing you with more recreational opportunities nearby. This property is located 35 +/- minutes from McAlester, 50 +/- minutes from Henryetta, and 1 hour and 5 +/- minutes from Eufaula, Oklahoma. Whether you're looking for a beautiful home on acreage, a weekend getaway, or a hunter's paradise, this property offers endless possibilities! 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).

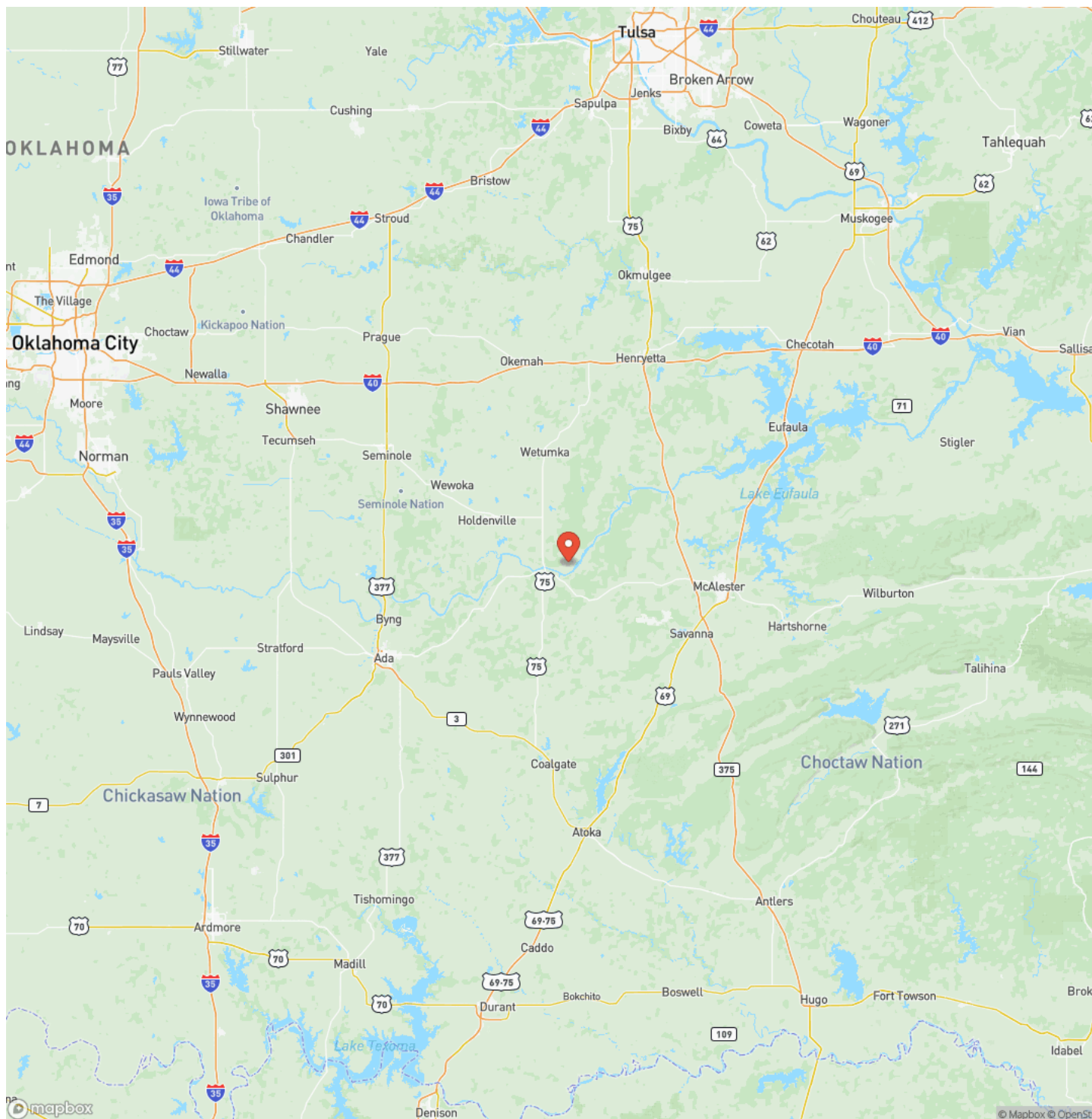
Hunting Farm With New Barndominium
Calvin, OK / Hughes County



Locator Map



Locator Map



Satellite Map



Hunting Farm With New Barndominium 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

NOTES

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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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