

Spring Creek Ranch  
0000 N2520 Rd  
Fort Cobb, OK 73038

**\$420,000**  
150± Acres  
Caddo County



**Spring Creek Ranch**  
**Fort Cobb, OK / Caddo County**

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**SUMMARY**

**Address**

0000 N2520 Rd

**City, State Zip**

Fort Cobb, OK 73038

**County**

Caddo County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property

**Latitude / Longitude**

35.0564 / -98.4978

**Acreage**

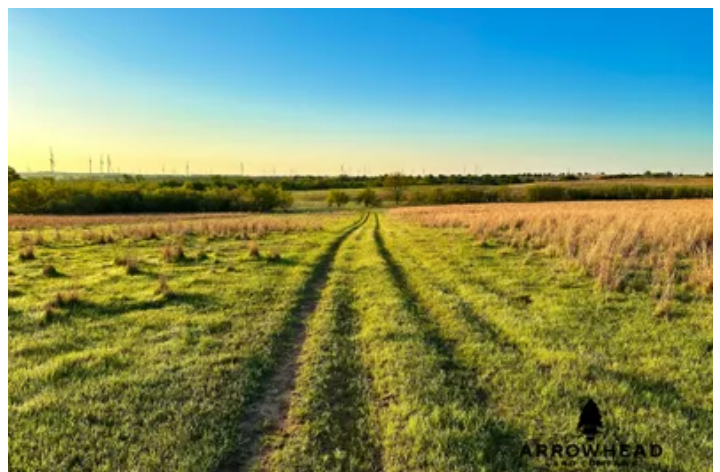
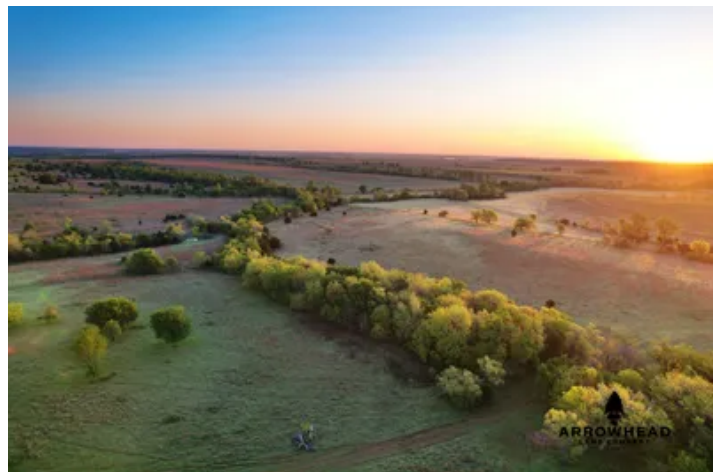
150

**Price**

\$420,000

**Property Website**

<https://arrowheadlandcompany.com/property/spring-creek-ranch-caddo-oklahoma/54984/>





**PROPERTY DESCRIPTION**

This 150 +/- acre tract is situated in the heart of Caddo County, OK. It is a beautiful and well maintained property capable of suiting many needs from farming, ranching, and hunting to simply providing a getaway from the hustle and bustle of the city life. This area is known for its high recreational value, be it, from camping, fishing or waterfowl hunting Fort Cobb Lake to chasing the many game species that are present in the area. This particular tract provides very good hunting opportunities for quail, turkeys, hogs and most notably the big whitetail bucks that this immediate area of the county is known to produce. A branch of Spring Creek splits off and runs through the property and provides the ideal water and cover situation for growing and being able to hunt big deer. Although this property has not been specifically managed as a hunting property the natural lay of the land and the genetics present in the immediate area provide the main ingredients for a special recreational tract with only minor manipulation. This property is also suited very well for running cattle. The same attributes such as the creek bottoms and natural water that make this a good hunting property also provide the appeal of this property as a great place to run good numbers of cattle. The fences are good and the native grass is also of very good quality so this really is a great quarter section of land for your cattle operation. If you are looking to escape the city and move out to the country then you would be hard pressed to find a better property to build your forever home on. Good county maintained roads run along two sides of the property providing ample options for building sites. This is definitely one of those properties that you could kick some cows or horses out on, put in some food plots and hunting blinds and truly get to enjoy the country lifestyle all from the backyard of your dream home. Additional adjoining acreage available! If you have any questions or are interested in a private showing, please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).

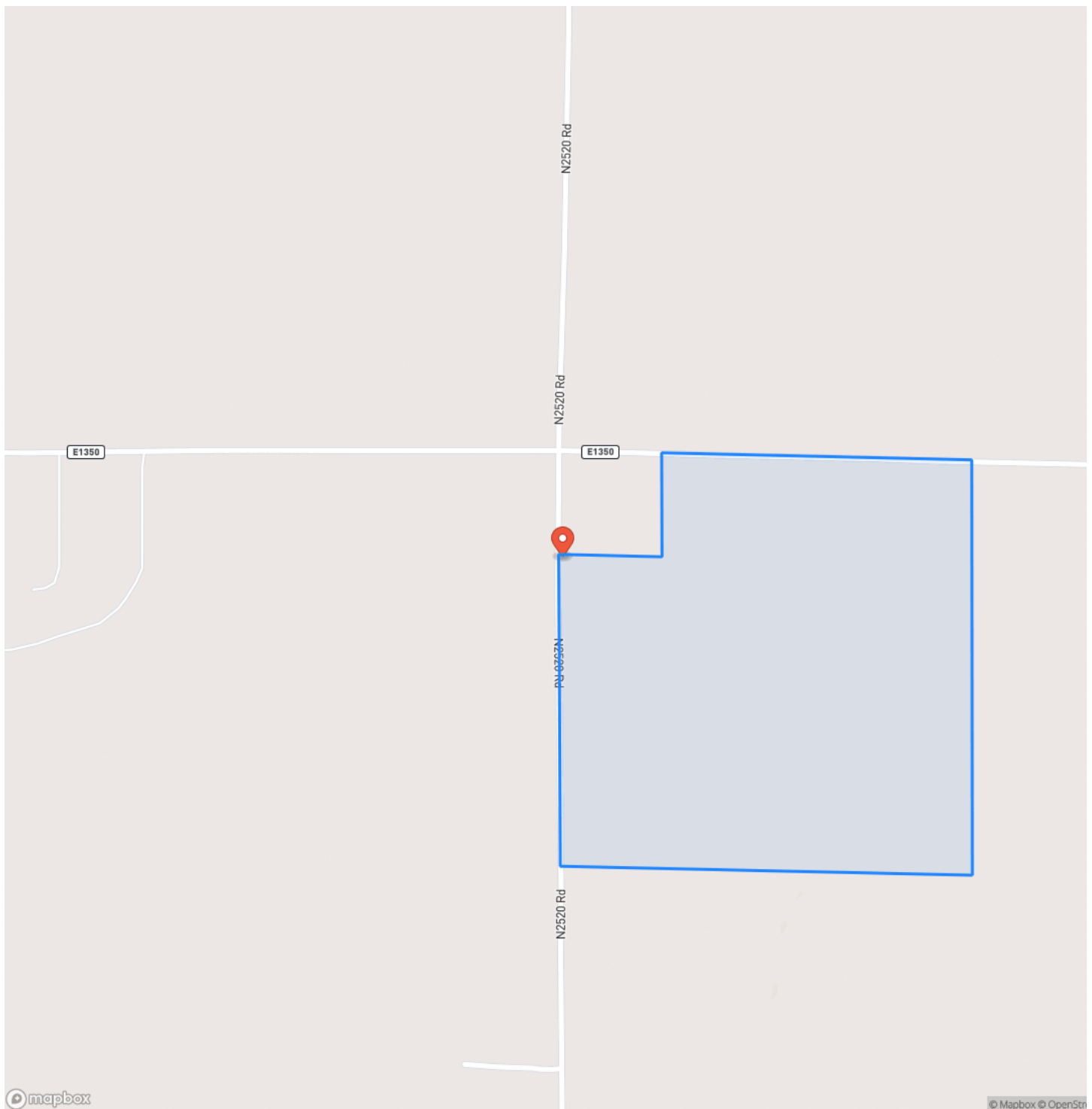


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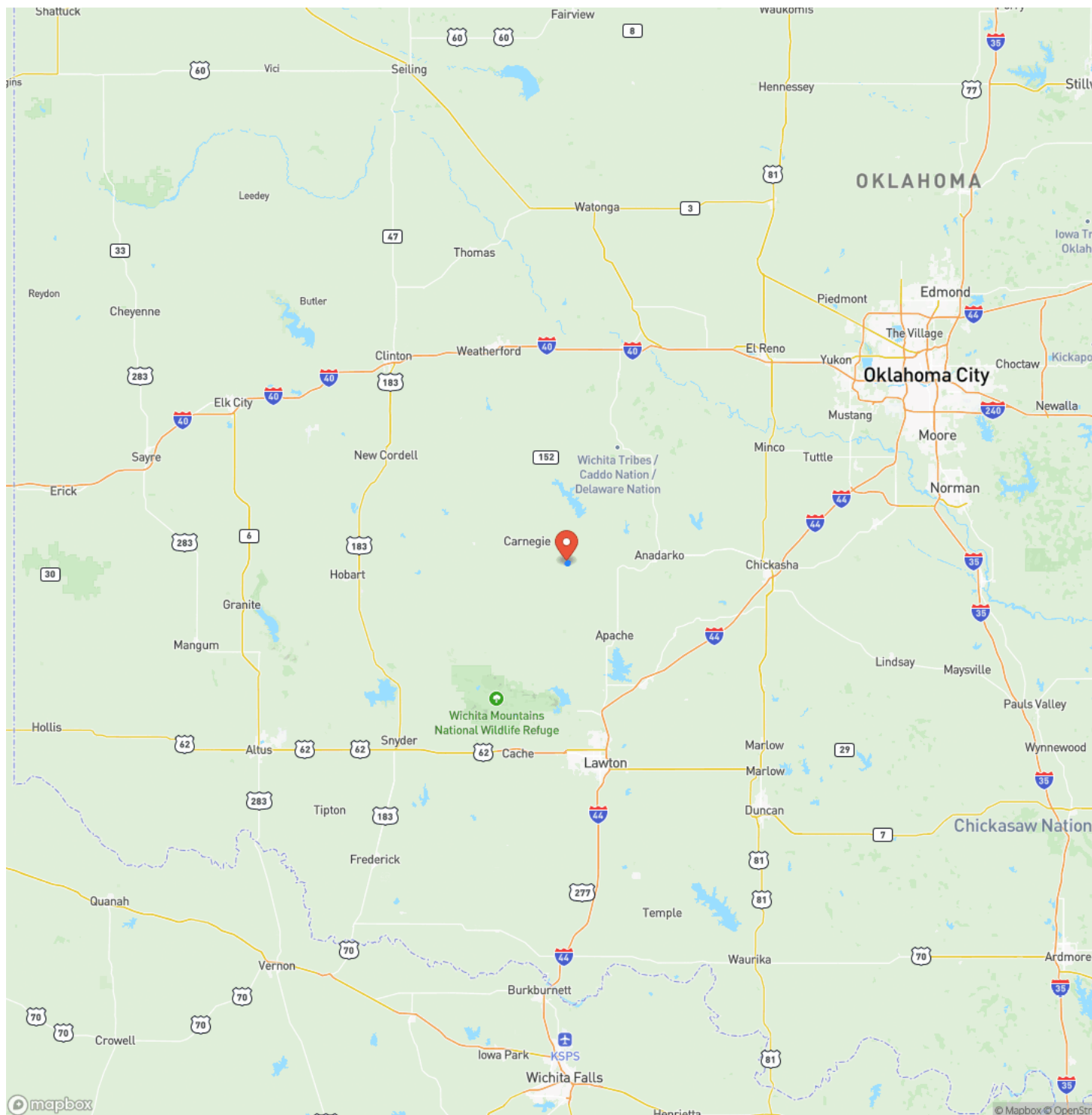
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## Locator Map

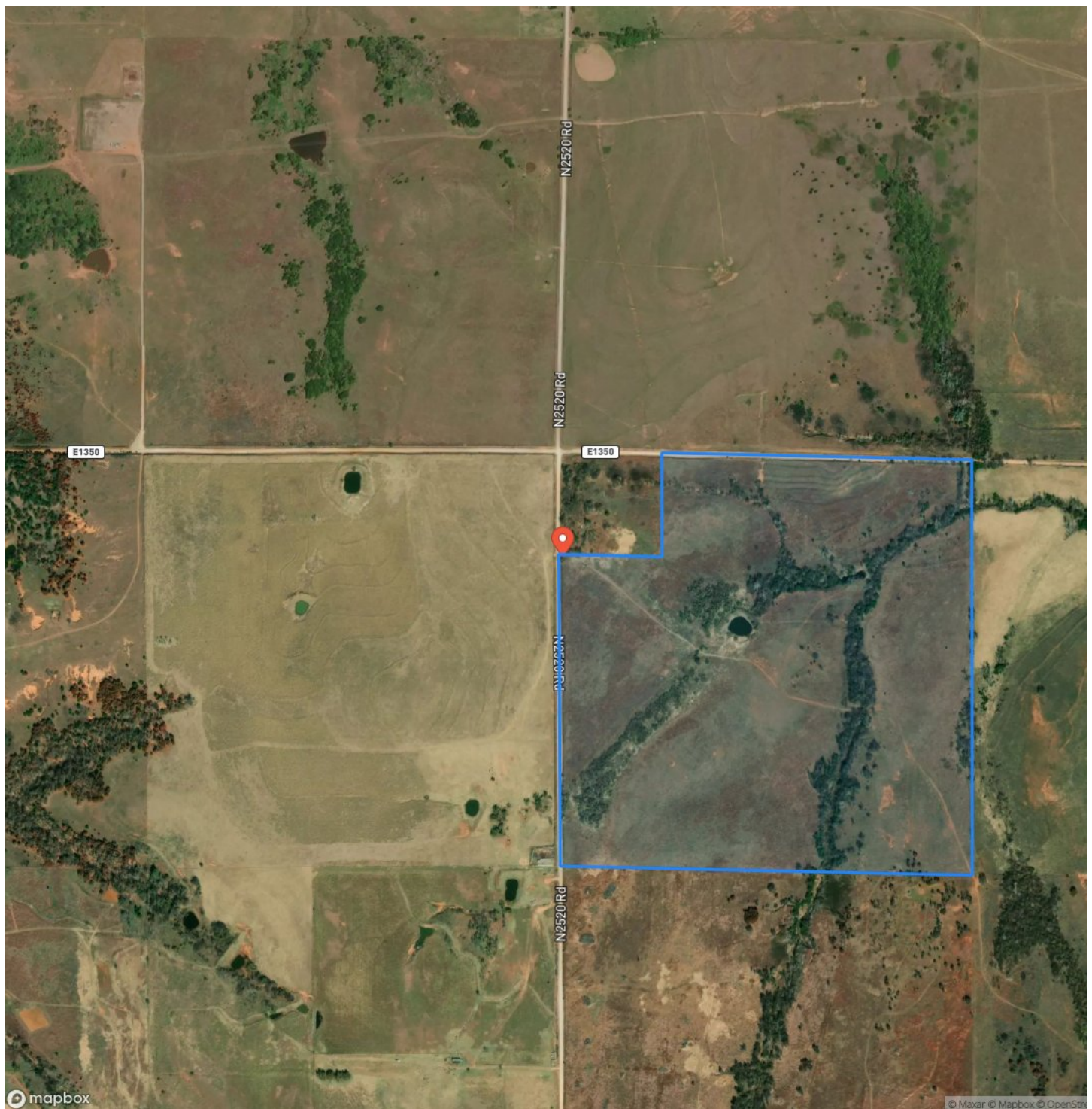


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Josh Candelaria

## Mobile

(580) 660-1167

## Email

josh.candelaria@arrowheadlandcompany.com

**Address**

## City / State / Zip

Gotebo, OK 73041

## 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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