

Multi-Use Cedar Bluff Farm
E1160 and N2450 Rd.
Colony, OK 73021

\$456,000
160± Acres
Washita County



**Multi-Use Cedar Bluff Farm
Colony, OK / Washita County**

SUMMARY

Address

E1160 and N2450 Rd.

City, State Zip

Colony, OK 73021

County

Washita County

Type

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

Latitude / Longitude

35.3388 / -98.6236

Acreage

160

Price

\$456,000

Property Website

<https://arrowheadlandcompany.com/property/multi-use-cedar-bluff-farm-washita-oklahoma/42770/>



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PROPERTY DESCRIPTION

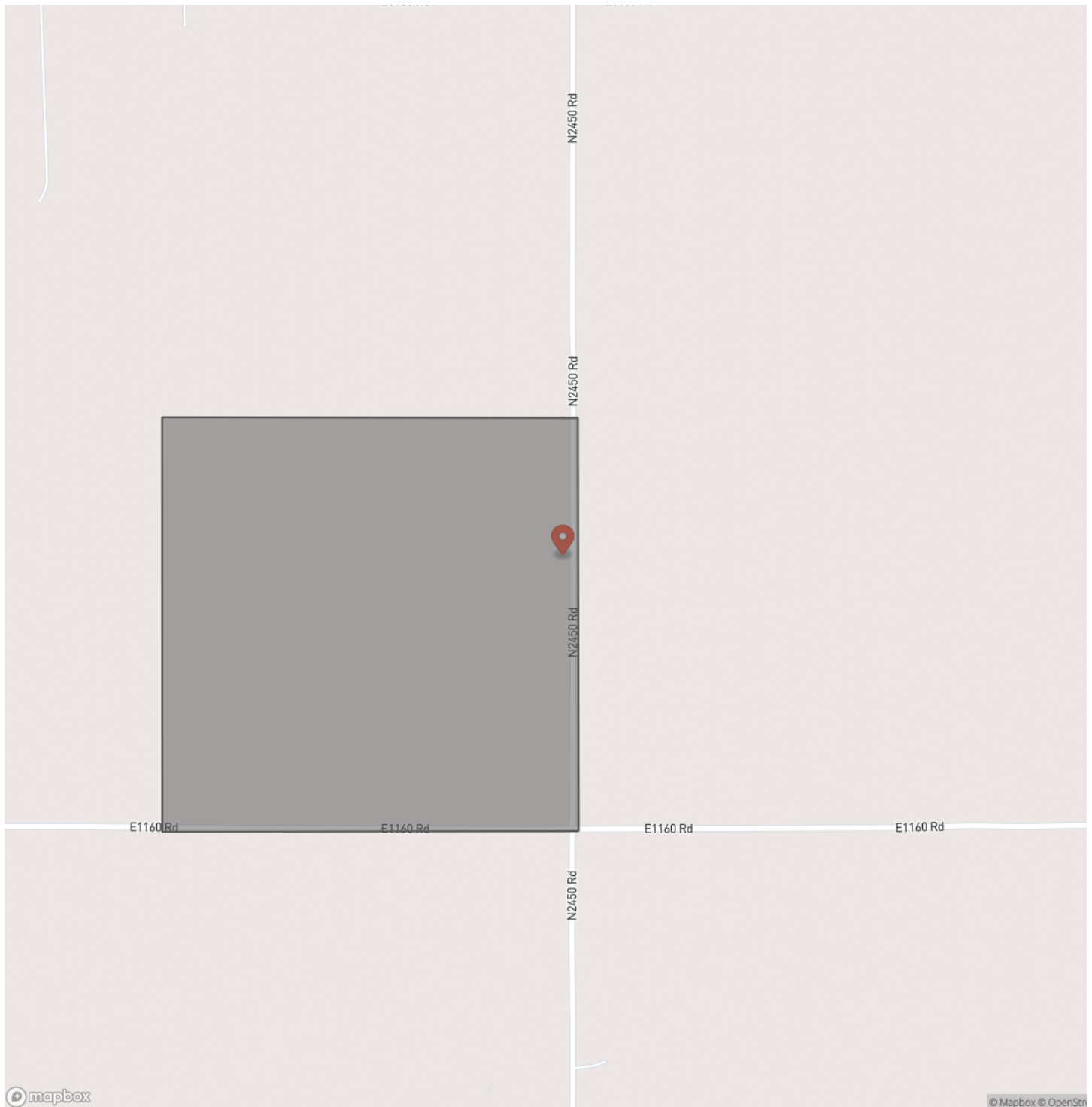
PRICE REDUCED! This is a very unique and diverse 160 acre tract of land in northeast Washita County. Whether you're looking to add to your farming or ranching operation or looking for that ideal location to build your dream home, this place could meet your needs. The west half of the property consists of 80 or so acres of cultivated ground laying from 0-3% slope and made up of mainly class 2-3 soils with a small amount of class 4. The property breaks off nice and gradual as you move to the east side of the property. The east half is left in its native state with a mix of cedar trees, native grasses and other native trees and shrubs. This is ideal habitat for deer, quail, coyotes, hogs and other small game species. In the SE corner of the property you'll notice the high, red dirt bluff that is typical to western Oklahoma. This is the highest point on the 160 acres and an ideal spot for your dream home to take advantage of the gorgeous Western Oklahoma sunrises from the front porch in the morning and the equally as impressive sunsets from the back porch in the evening. You won't find a better build site location in all of Washita County. There's already an electric water well on the east side of the property as well! This one will check all of the boxes for ideal locations to build your country dream home. Good access, electricity and water already on the property, picturesque views, abundant wildlife and close to major highways and bigger towns. This property is situated just 3 miles east of the community of Colony, OK, 20 +/- miles east of Cordell, OK and just a short 12 mile trip to Weatherford, OK! Don't miss out on your opportunity to realize the American dream of being a landowner! If you aren't convinced already, then give Arrowhead land agent Josh Candelaria a call today at [580-660-1167](tel:580-660-1167) to schedule your tour of this amazing piece of Western Oklahoma ground.



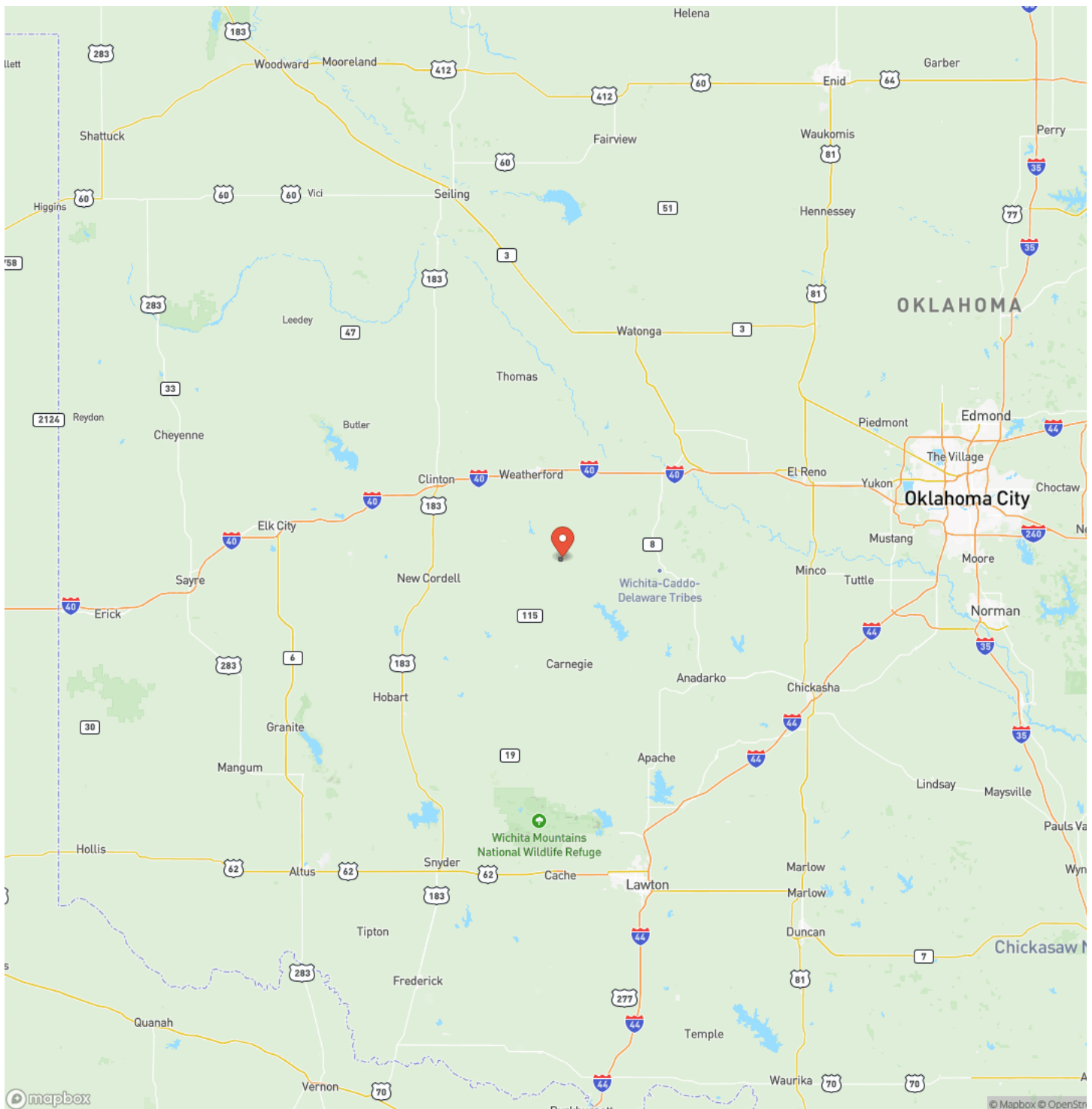
**Multi-Use Cedar Bluff Farm
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Locator Map



Locator Map



Satellite Map



Multi-Use Cedar Bluff Farm Colony, OK / Washita County

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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MORE INFO ONLINE:

www.arrowheadlandcompany.com

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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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