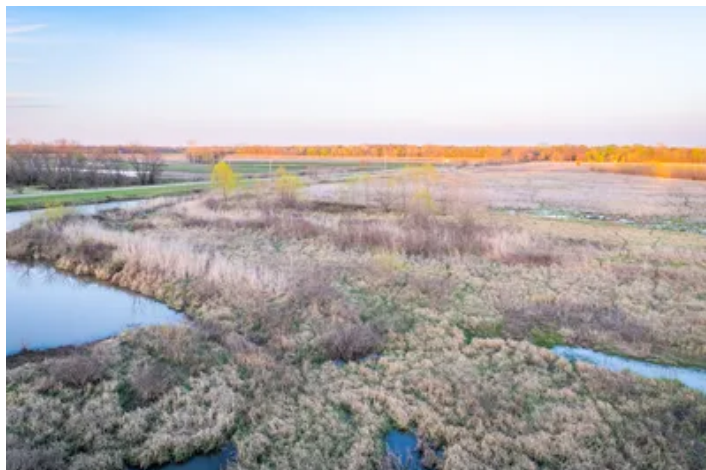
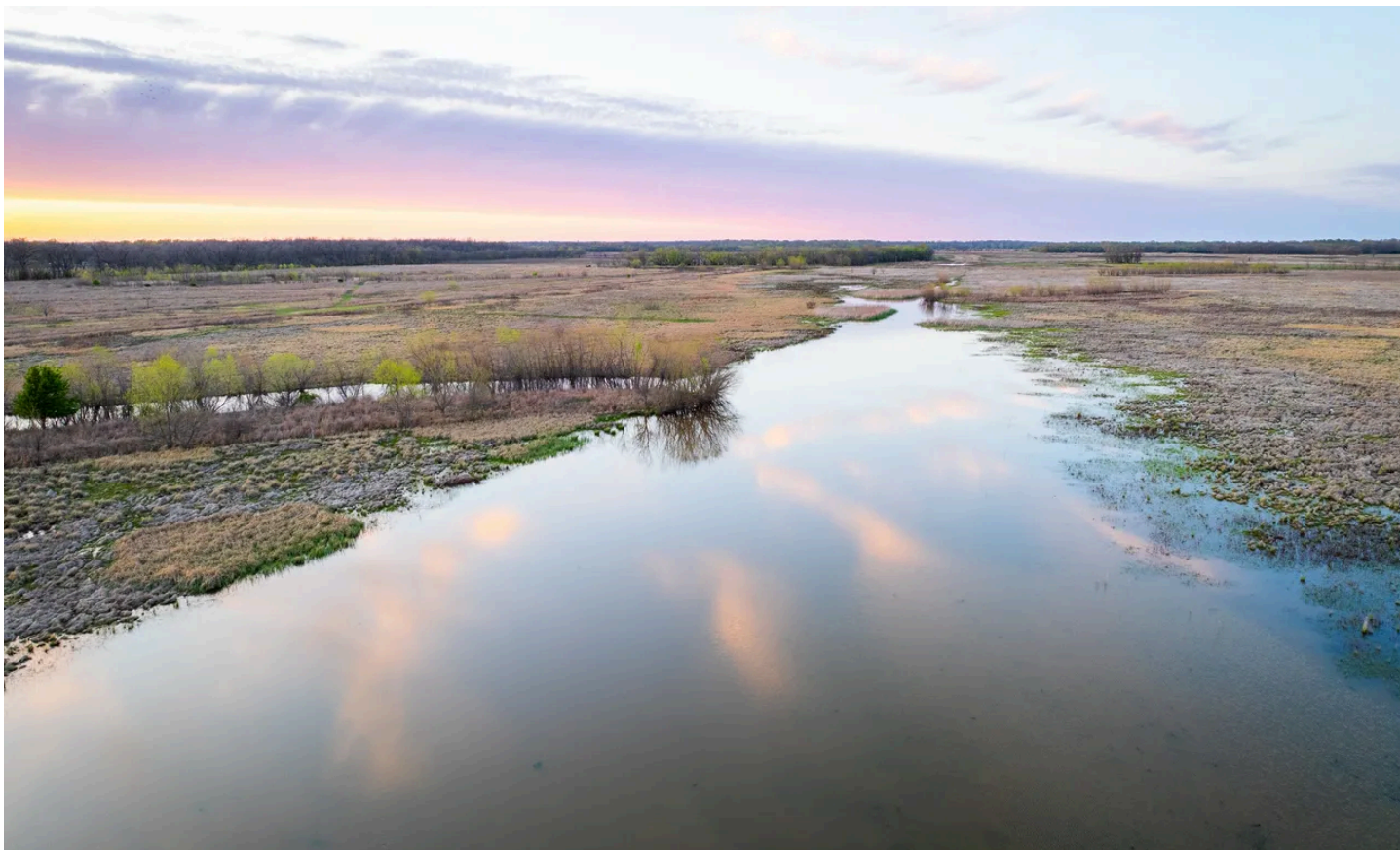


Caney River Flyway Farm
W 3200 Rd
Ramona, OK 74061

\$1,200,000
200± Acres
Washington County



Caney River Flyway Farm
Ramona, OK / Washington County

SUMMARY

Address

W 3200 Rd

City, State Zip

Ramona, OK 74061

County

Washington County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

36.550635 / -95.855586

Acreage

200

Price

\$1,200,000

Property Website

<https://arrowheadlandcompany.com/property/caney-river-flyway-farm-washington-oklahoma/79445/>



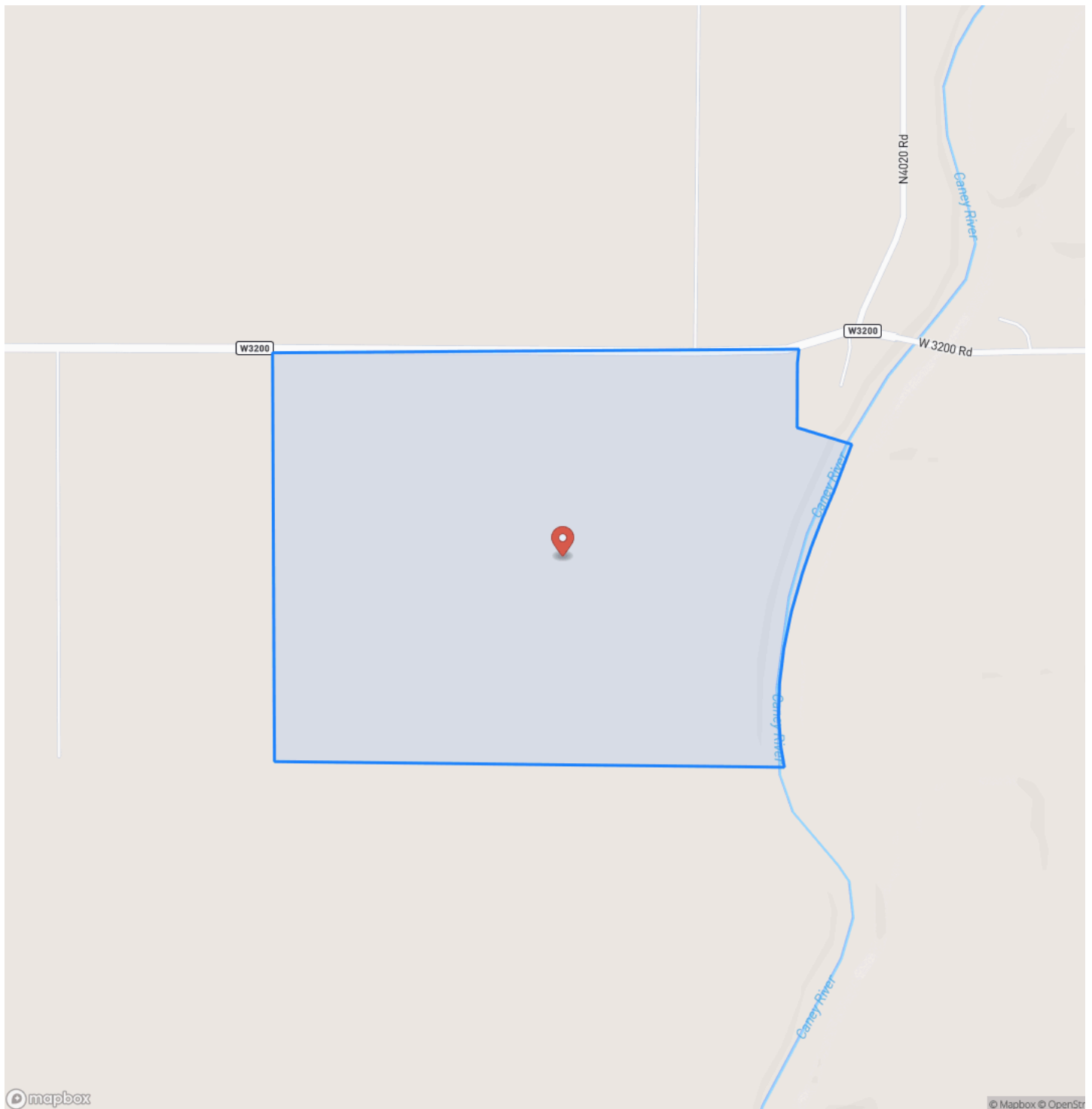
PROPERTY DESCRIPTION

This exceptional +/- 200 acre tract of land, located just +/- 4.5 miles east of US-75 in Washington County, Oklahoma, is a waterfowl hunter's paradise! Situated in a prime floodplain along the Caney River, this property is in a major migratory flyway, teeming with birds. The southern boundary is partially diked, creating a long slough that retains water across the center of the field, complimented by two large ponds and two smaller strip ponds, ensuring year-round access to water. The property is in a perpetual WRP conservation easement. The landscape features lush marsh and grass areas, with natural smartweed and the potential for planting premier millet, corn and milo. The diverse habitat includes reeds and marshland, providing excellent cover for setting up both pit blinds and permanent blinds. This property offers you the potential to experience top-notch waterfowl hunting opportunities! Being located just +/- 20 minutes to Bartlesville, +/- 27 minutes to the Tulsa International Airport, and +/- 36 miles from the Kansas state line, it ensures easy access to nearby amenities, making it perfect for planning your hunting trips this upcoming season. Duck hunting opportunities like this are rare and highly sought after! With its prime habitat and potential, this property is an investment you can enjoy for years to come! Don't miss out on this chance to own a premier duck hunting property along the Caney River flyway! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

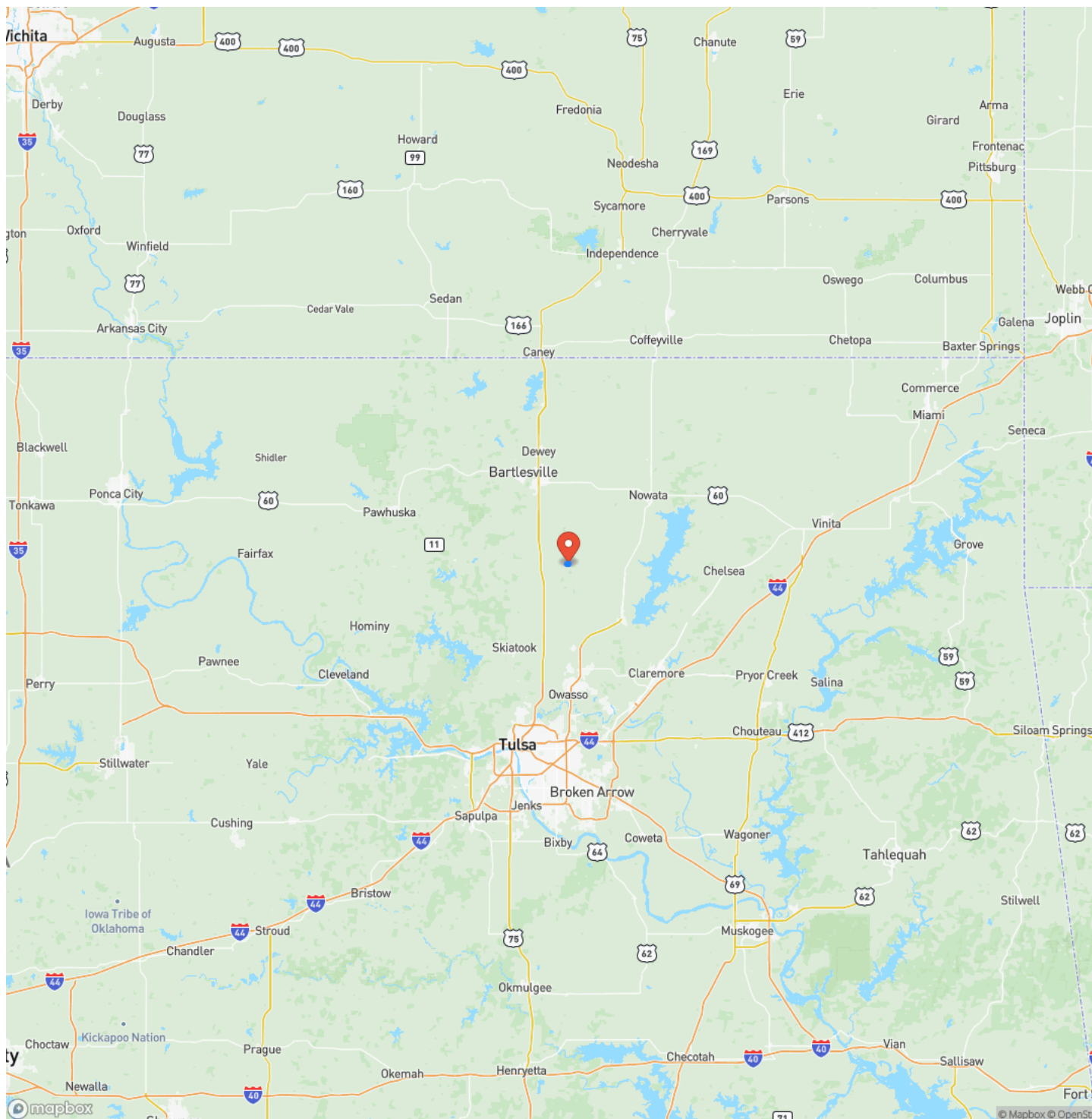
Caney River Flyway Farm
Ramona, OK / Washington County



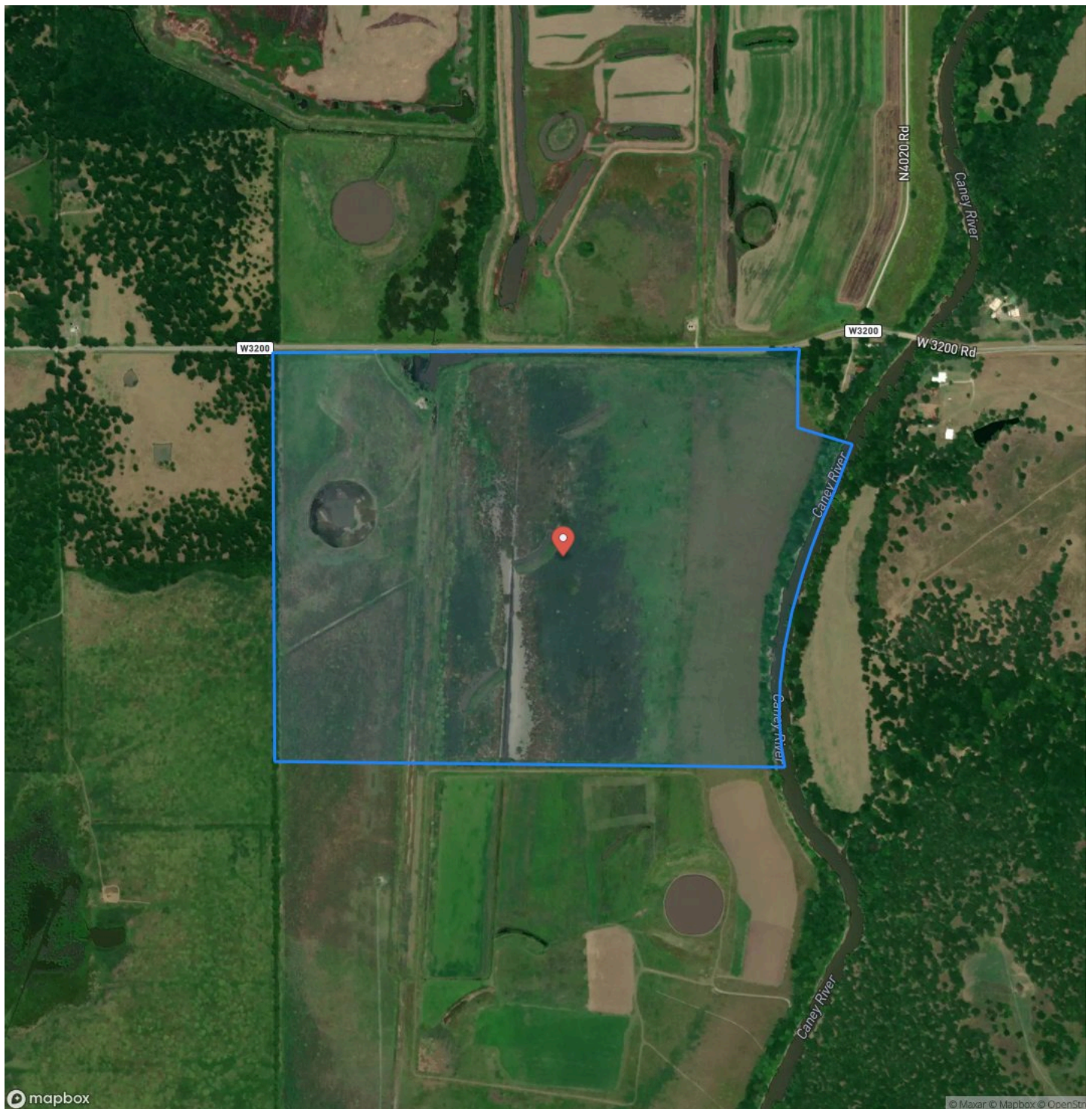
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.

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

