

Caney River Bottoms and Large Home
400335 West 2578 Way
Bartlesville, OK 74006

\$1,100,000
210± Acres
Washington County



Caney River Bottoms and Large Home Bartlesville, OK / Washington County

SUMMARY

Address

400335 West 2578 Way

City, State Zip

Bartlesville, OK 74006

County

Washington County

Type

Hunting Land, Ranches, Farms, Residential
Property, Recreational Land, Undeveloped Land,
Timberland, Single Family, Horse Property

Latitude / Longitude

36.6443 / -95.8706

Dwelling Square Feet

3500

Bedrooms / Bathrooms

3 / 2

Acreage

210

Price

\$1,100,000

Property Website

<https://arrowheadlandcompany.com/property/caney-river-bottoms-and-large-home-washington-oklahoma/30808/>



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PROPERTY DESCRIPTION

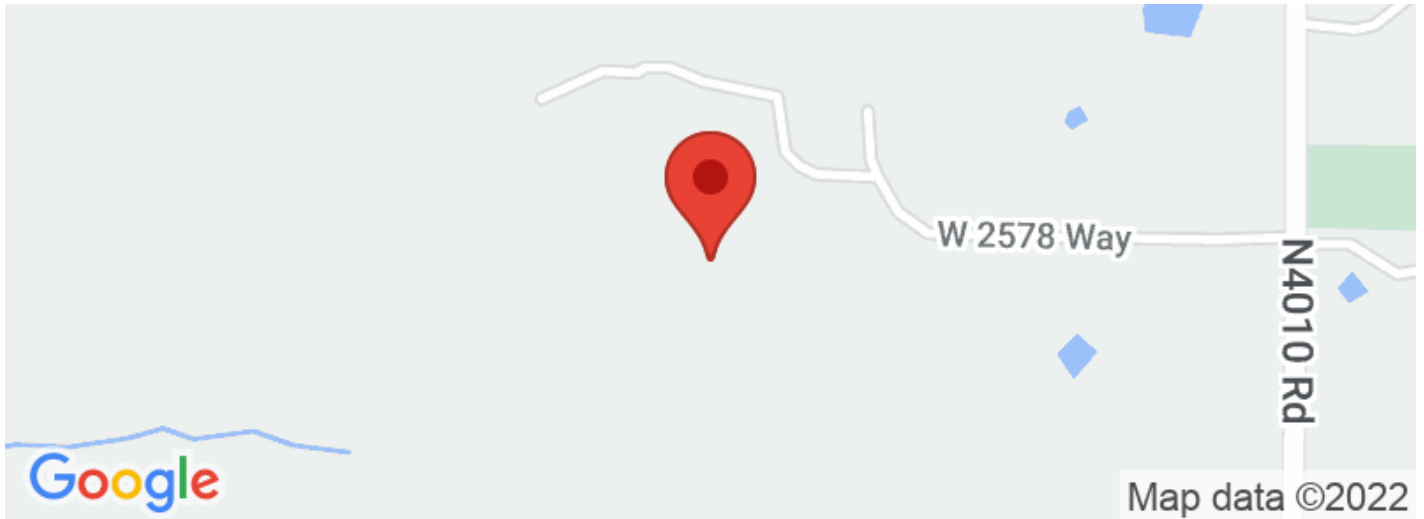
Looking for a place to live and hunt, or a place to establish your own hunting club? This Washington County 210+/- acre tract in the Caney River bottoms, near Ogelsby, is a unique property primed to be one the premier duck and whitetail properties in the area. 100+/- acres in the FEMA floodplain with a natural drainage to Caney River creating a 60+/- acre slew or wetlands. Excellent soils, Class II, for food plots. Mature timber and brush create a sanctuary for whitetail deer. Trail system in place. Well maintained, single story, 3,500+/- sq ft home with 3 bed, 2 bath, and 3 living areas nestled in a private, secluded setting. Could be converted into a hunting lodge. 2 new electric HVAC systems to be installed. Extra set of utilities in place. Plus shop, shed and RV-port. Owned minerals will convey.



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Locator Maps



Aerial Maps



**Caney River Bottoms and Large Home
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LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

Ramona, OK 74061

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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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

