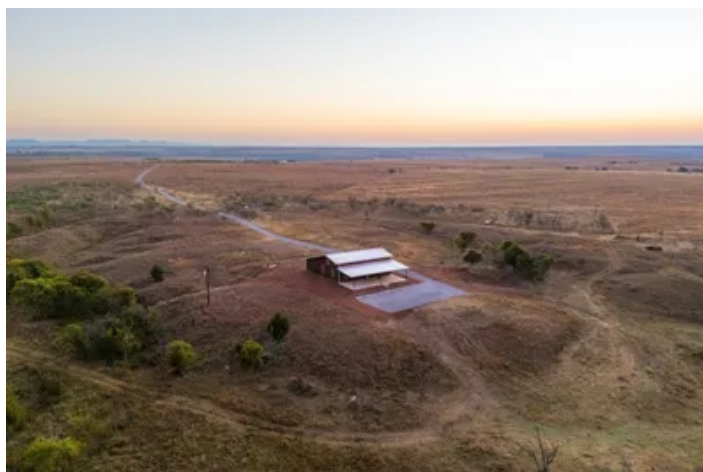
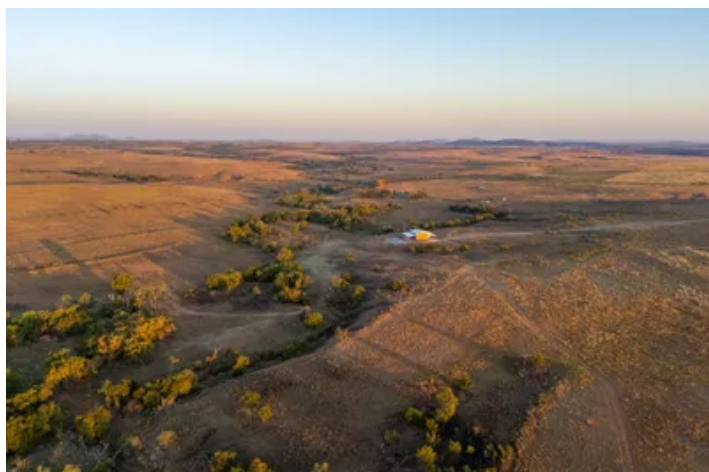


Mountain View Barndo Ranch
E 1670 Rd
Snyder, OK 73566

\$496,000
160± Acres
Tillman County



Mountain View Barndo Ranch
Snyder, OK / Tillman County

SUMMARY

Address

E 1670 Rd

City, State Zip

Snyder, OK 73566

County

Tillman County

Type

Hunting Land, Ranches, Single Family, Recreational Land,
Residential Property

Latitude / Longitude

34.590807 / -98.900627

Dwelling Square Feet

1900

Bedrooms / Bathrooms

2 / 1

Acreage

160

Price

\$496,000

Property Website

<https://arrowheadlandcompany.com/property/mountain-view-barndo-ranch-tillman-oklahoma/92244/>

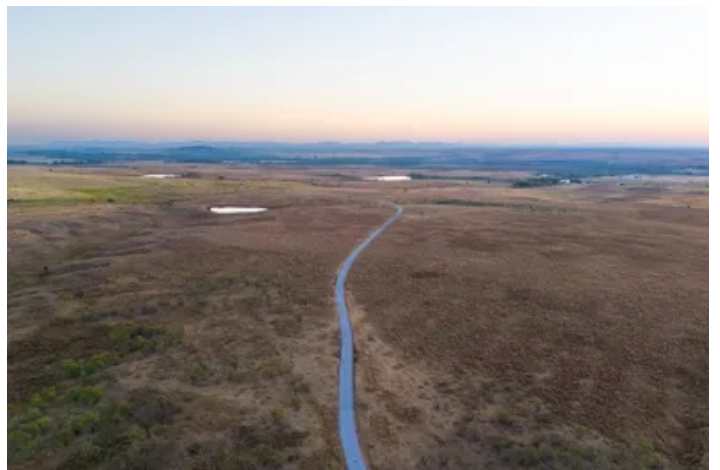
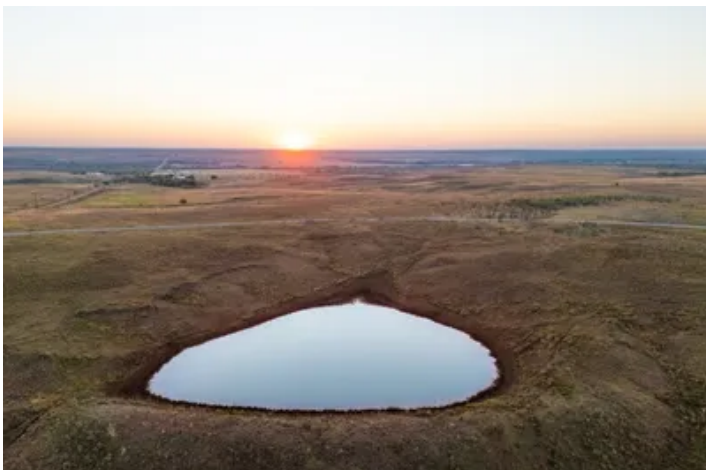


PROPERTY DESCRIPTION

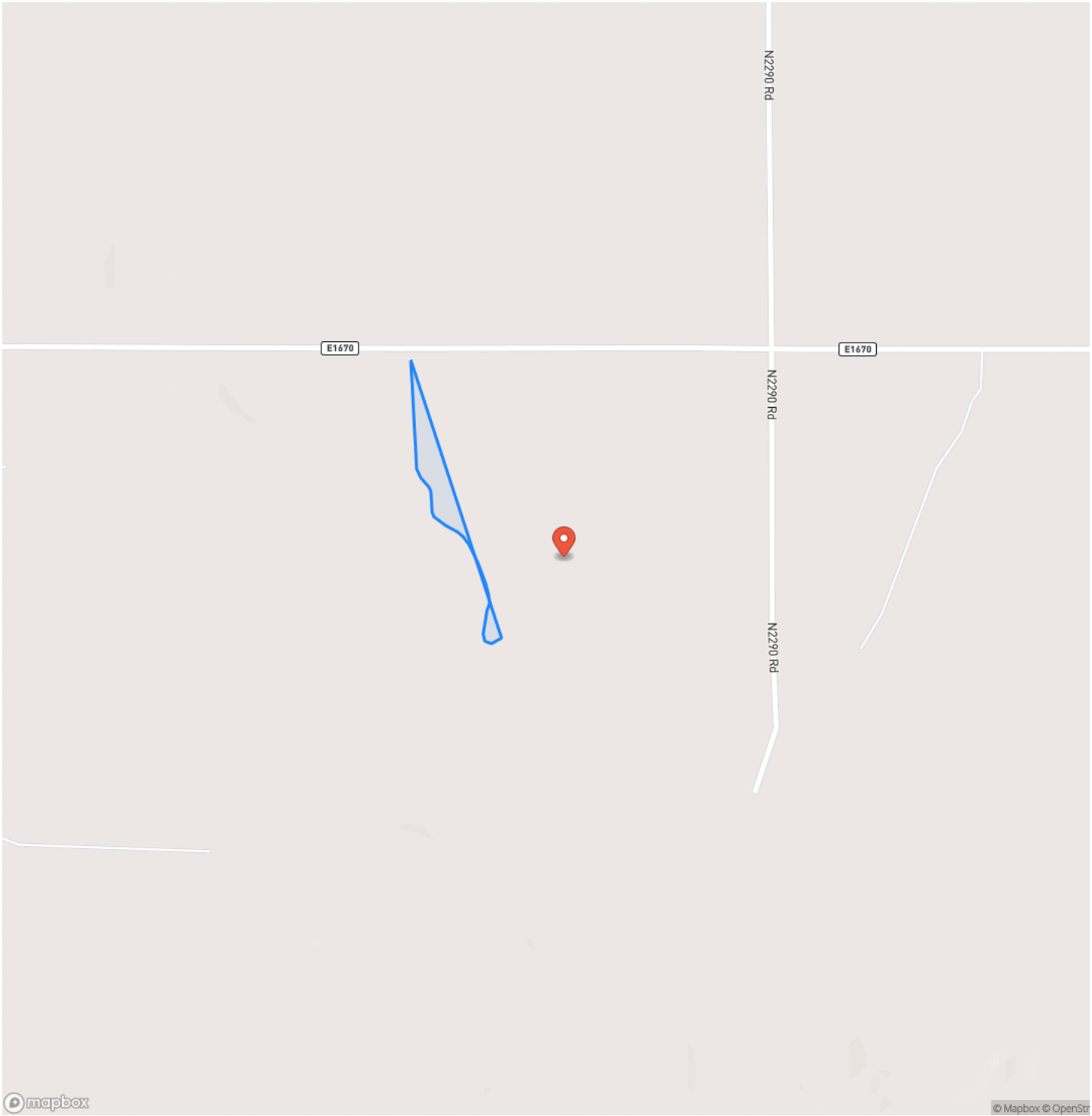
This 160+/- acre property in Tillman County, Oklahoma has so much to offer for a wide range of buyers! The property features an unfinished barndominium style home, overlooking the creek bottom that runs through the center of the property looking to the west and looking north you have great views of the Wichita Mountains. The barndominium was started but never completed which provides the new owners the opportunity to change the layout or apply finishes that are specific to their liking and preference. It is a 3,500 sq. ft. foot print including the large front porch and carport that can be easily configured into additional living space or kept as vehicle/equipment storage. The layout could be configured to have 2-3 bedrooms and 1 bath along with plenty of space for the kitchen, living room and utility room. The high ceiling also allows for additional storage area upstairs. There is approximately 1,900 +/- sq. ft. of living space currently. The structure sits towards the center of the property at the end of a long gravel drive and would make an outstanding hunting cabin or even a forever home for a smaller family looking to live the rural lifestyle. The property is easily accessible with road frontage along the entire north side of the property. There are two gated entrances to the property, the main one with gravel for the entire length of the drive up to the barndominium. The property has the ability to be used for livestock and recreation. A small pond and wet weather creek supply water for livestock and also serve as great water sources for wildlife. There will also be a rural water tap for additional water sources as well. There are some amazing hunting opportunities with this property! This area is home to great deer numbers and very good big buck genetics. There are also plenty of wild hogs and other small game and upland birds on this property for additional hunting opportunities. The property offers mixed topography for both bedding and feeding locations at different elevations and the creek bottom provides a good mix of large, mature timber and smaller scrub brush providing excellent habitat for the abundant wildlife that call this property home. This property would also be ideal to plant large food plots in the bottoms creating a destination food source for the local wildlife population. This is an amazing opportunity to live out in the country on an impressive piece of land with incredible mountain views! The property is located just 31 +/- minutes from Altus OK, 40 +/- minutes from Lawton, and 1 hour and 47 +/- minutes from OKC. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Josh Candeleria at [\(580\) 660-1167](tel:5806601167) and Chris Miller at [\(580\) 595-1969](tel:5805951969).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

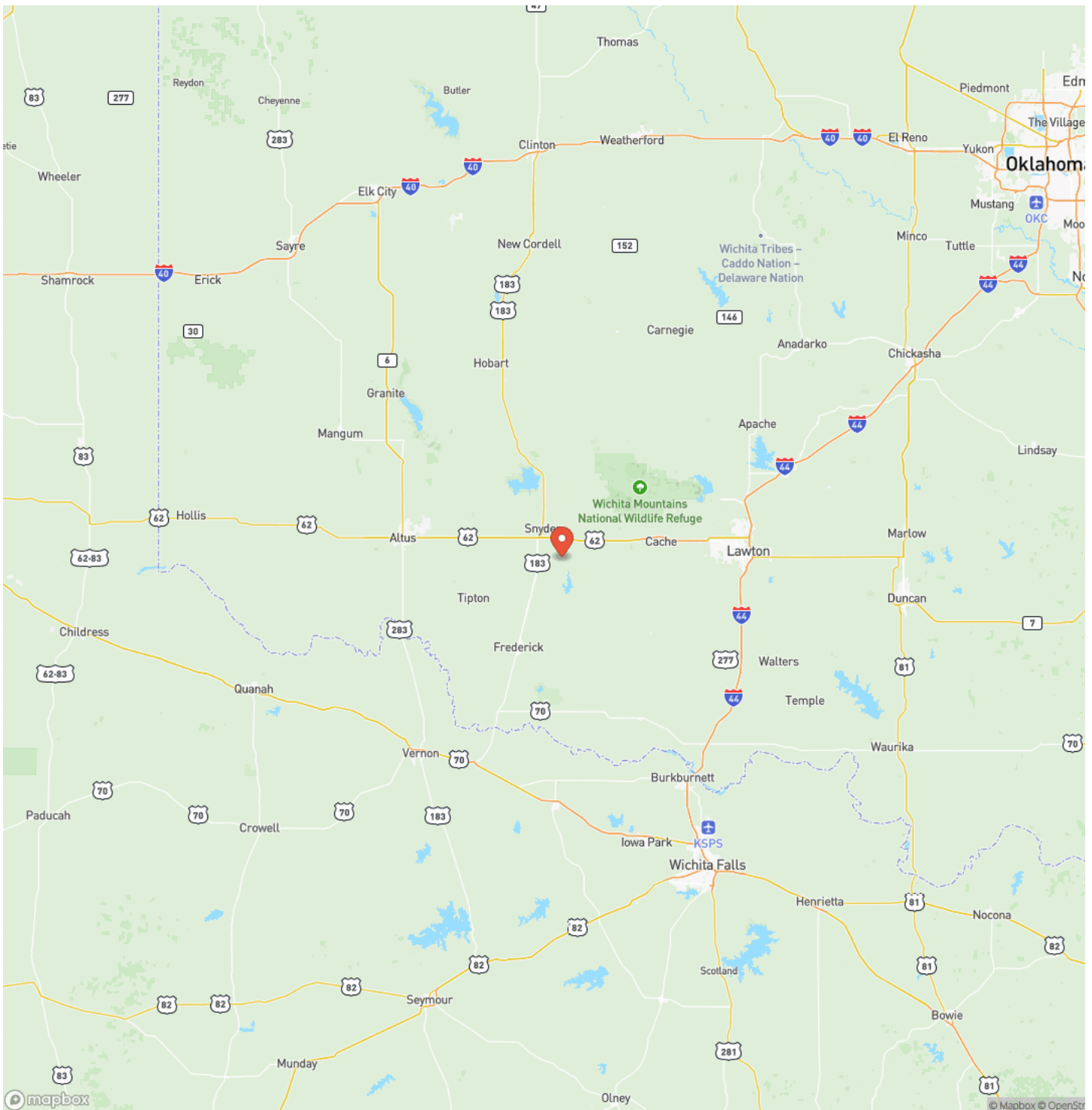
Mountain View Barndo Ranch
Snyder, OK / Tillman County



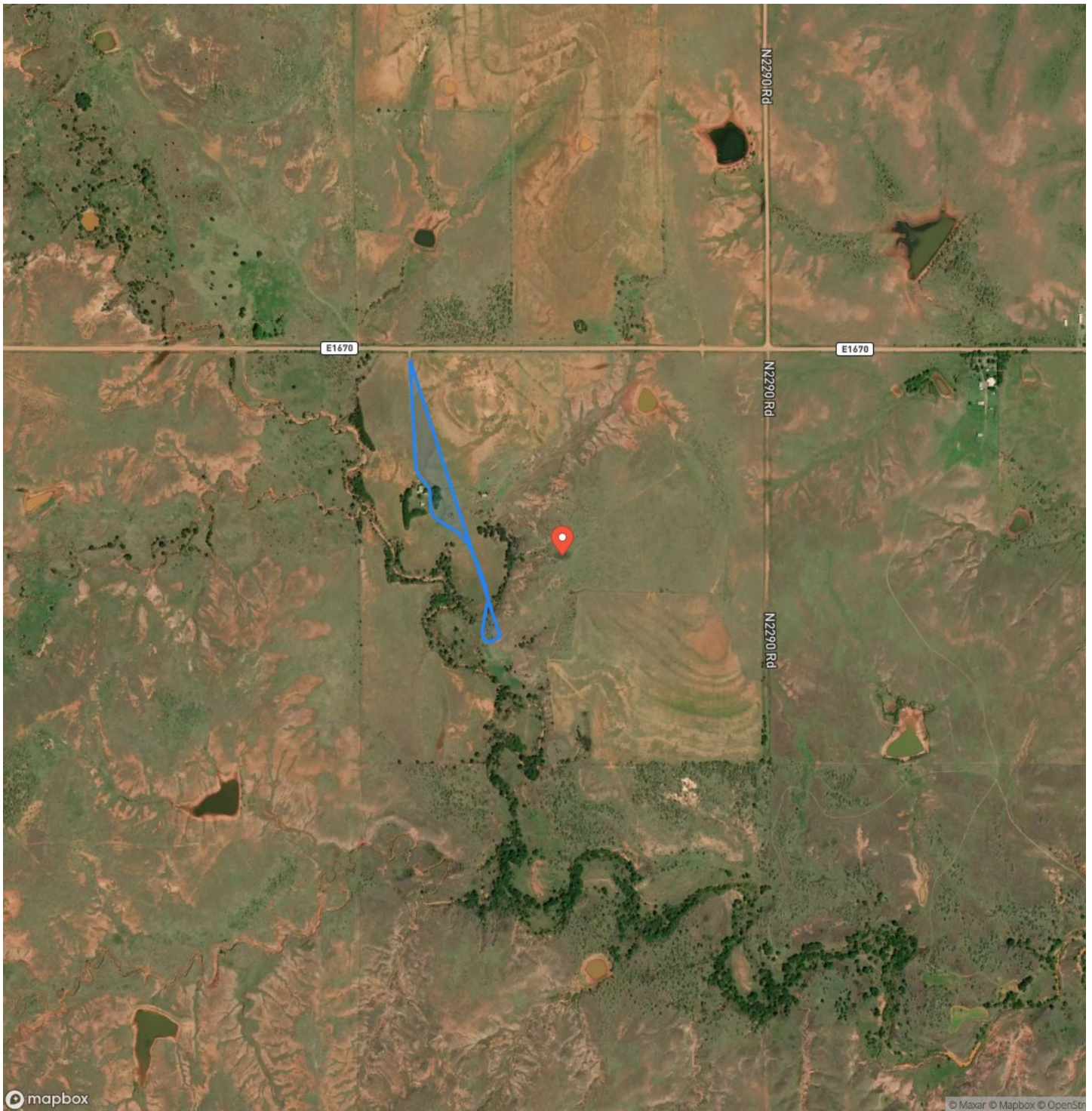
Locator Map



Locator Map



Satellite Map



Mountain View Barndo Ranch
Snyder, OK / Tillman County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@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.

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www.arrowheadlandcompany.com

