

Deep Red 160
CR2570
Randlett, OK 73562

\$430,000
160± Acres
Cotton County



Deep Red 160
Randlett, OK / Cotton County

SUMMARY

Address

CR2570

City, State Zip

Randlett, OK 73562

County

Cotton County

Type

Hunting Land, Ranches, Riverfront

Latitude / Longitude

34.2307 / -98.4014

Dwelling Square Feet

640

Bedrooms / Bathrooms

3 / 2

Acreage

160

Price

\$430,000

Property Website

<https://legendary.land/property/deep-red-160-cotton-oklahoma/80603/>



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PROPERTY DESCRIPTION

160 Acres – Creekfront Hunting Property in Cotton County, OK Cabins | Water Well & Septic | Wildlife-Rich Habitat

Located in South central Cotton County, this 160-acre property offers an outstanding mix of seclusion, live water, and turnkey improvements. A branch of Deep Red Creek runs through the land, just upstream from its confluence with Cache Creek, creating exceptional habitat for deer, turkey, and waterfowl. The property is enrolled in the Wetland Reserve Program, with a 26 acre engineered water fowl impoundment. Two 1-acre building envelopes are excluded from the easement 1 of those features 2 converted shipping container cabins—ideal for a hunting camp. This site includes a private water well and septic system. A 40-foot storage container is also on-site for equipment and gear. This area is in an established flyway that and holds an abundance of waterfowl annually. The dense cover of this property surrounded by ag fields create the perfect scenario for holding whitetail and Rio Grande Turkey. Whether you're looking for a hunting retreat, an off-grid getaway, or long-term land investment, this place is ready to go.

Location:

- *Waurika, OK - 35 miles
- *Oklahoma City - 118 miles
- *DFW - 135 miles
- *Wichita Falls - 34 miles

Access:

- *CR N2570 Rd frontage along eastern boundary

Water:

- *5,000' of creeks and drainages
- *6 waterfowl impoundments
- *Wetland Slough 26 acres at max capacity

Utilities:

- *Water well
- *Electric Meter
- *Septic System

Climate:

- *Approximately +/-32 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Quail
- *Wild Hogs

Fishing:

- *Bluegill
- *Catfish



Terrain:

- *Topography 930'
- *Native grasses, plum thickets, moist soil vegetation
- *Native pecan trees
- *Wetland slough
- *Mature hard wood creek banks

Improvements:

- *2-40' Cabin Containers
- *40' storage container

Equipment:

- *NA

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

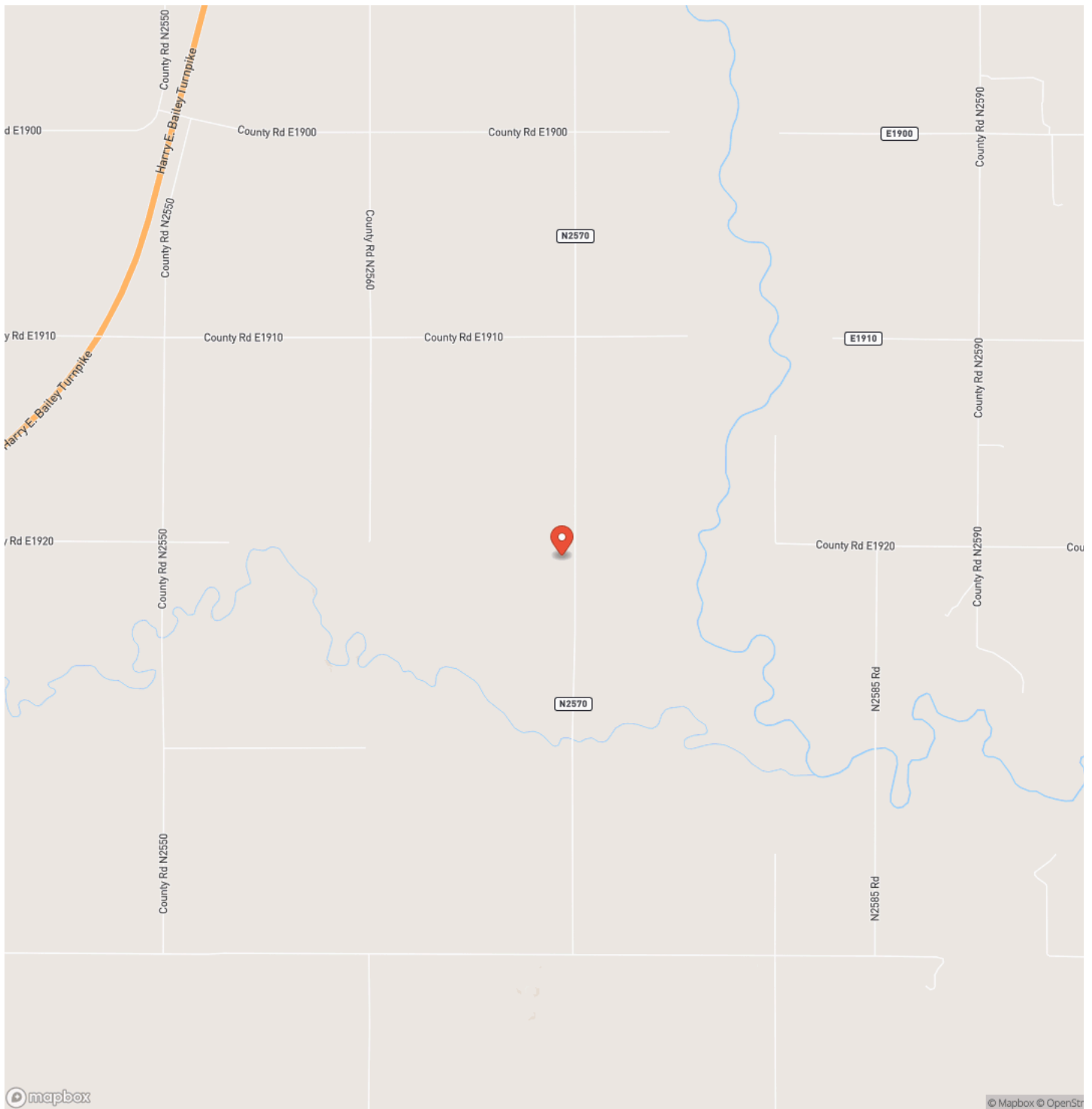
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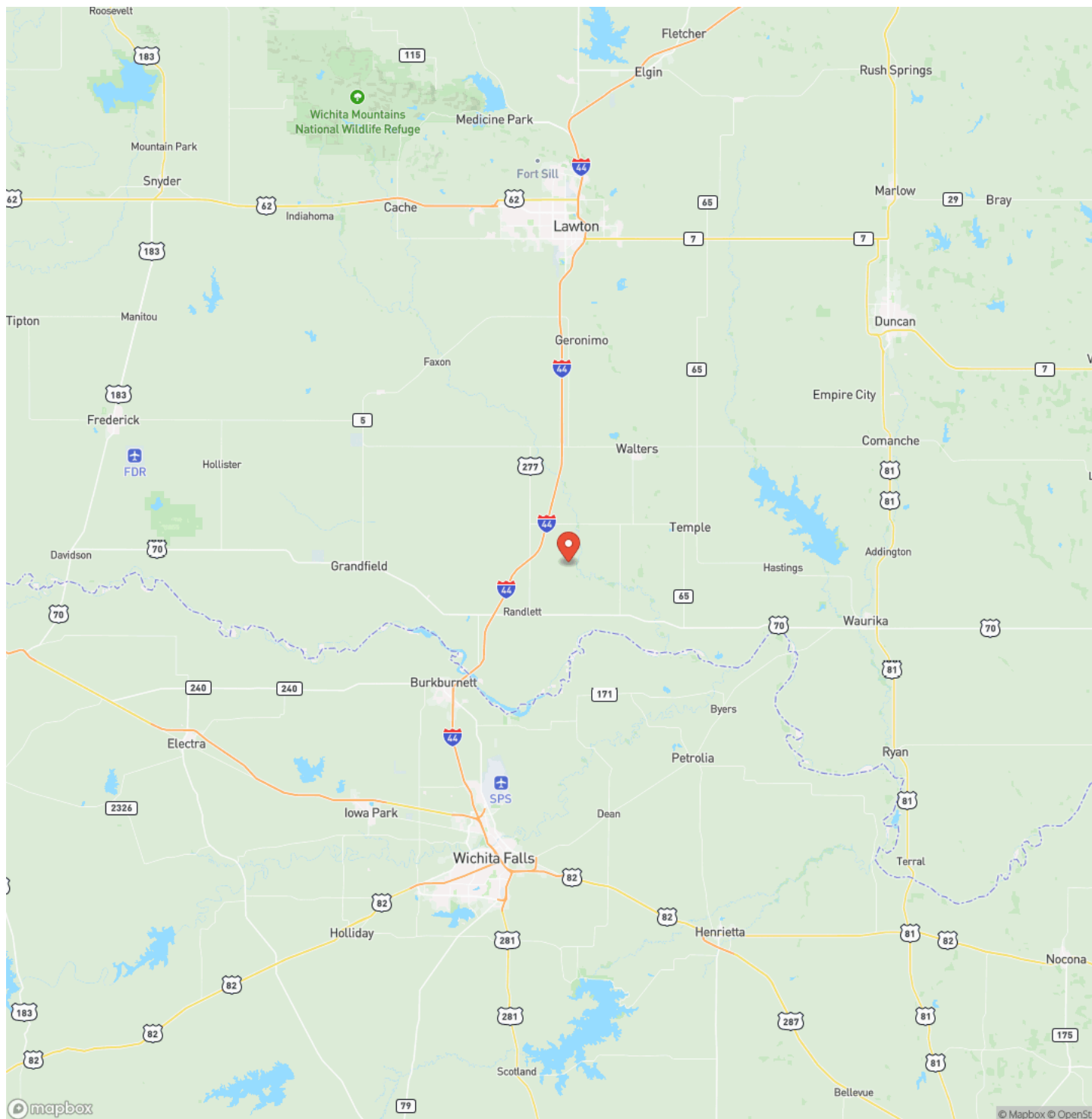
Deep Red 160
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Locator Map



Locator Map



Satellite Map



Deep Red 160
Randlett, OK / Cotton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Gillham

Mobile

(580) 276-7584

Email

cody@Legendary.Land

Address

111 D St. SW

City / State / Zip

NOTES



MORE INFO ONLINE:

http://legendary.land

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http://legendary.land

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