

Caney Lake 207
N 3810 Rd
Caney, OK 74533

\$1,700,000
207± Acres
Atoka County



Caney Lake 207
Caney, OK / Atoka County

SUMMARY

Address

N 3810 Rd

City, State Zip

Caney, OK 74533

County

Atoka County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.224111 / -96.232996

Taxes (Annually)

\$2,463

Dwelling Square Feet

1,838

Bedrooms / Bathrooms

4 / 2

Acreage

207

Price

\$1,700,000

Property Website

<https://legendary.land/property/caney-lake-207-atoka-oklahoma/110649/>



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PROPERTY DESCRIPTION

Caney Lake Ranch is a rolling recreational property just off Highway 75 featuring a stocked 8 +/- acre lake and a history of producing big whitetail deer.

Location:

- *Caney - 2 miles
- *Atoka - 13 miles
- *Dallas/Ft. Worth - 114 miles
- *Oklahoma City - 142 miles

Access:

- *county road frontage located a half mile off US 75/US 69

Water:

- * 9 +/- Acre Lake
- * Seasonal Creek

Utilities:

- *Water Well drilled in 2020
- *Electric Meter

Climate:

- *Approximately +/- 47.9 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Elevation ranges from 548' to 622'
- *Rolling hills surround the lake and manicured meadows

Improvements:

- *Turnkey Property (See list below under 'Equipment')
- *2,050 +/- sqft Barndominium with loft (420 sq ft.) and covered patio (10'x50')
- *30x30 Shop with an adjoining 15x30 covered lean-to.
- *shooting range featuring shelter and shots up to 250 yards.
- *walkway to floating dock on the lake

Equipment:

- * 2015 John Deere 3032e (500+ hours)
- * 60" Brush Hog



- * Frontier Box Blade
- * Frontier 60" Tiller
- * Big Tex 70PI 16' trailer
- * All furniture and fixtures, including certain storage shelving units in the shop, deer feeders, etc.

General Description:

Located within 1 1/2 hours of the Dallas/Fort Worth Metroplex, Caney Lake 207 is located one-half mile off US 75/US 69. The highlight of the ranch is a beautiful 9+/- Acre lake overlooked by a barndominium, shop, and outdoor covered seating area. This ranch has all the assets of a much larger property while maximizing the natural beauty the region has to offer. The ranch contains mature hardwoods, scenic meadows, multiple species of wildlife, manicured trails, and a bamdominium like no other. The property has yielded trophy bucks and the lake produces impressive, abundant largemouth bass. Multiple species of ducks and Canadian geese are plentiful during the fall and winter.

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

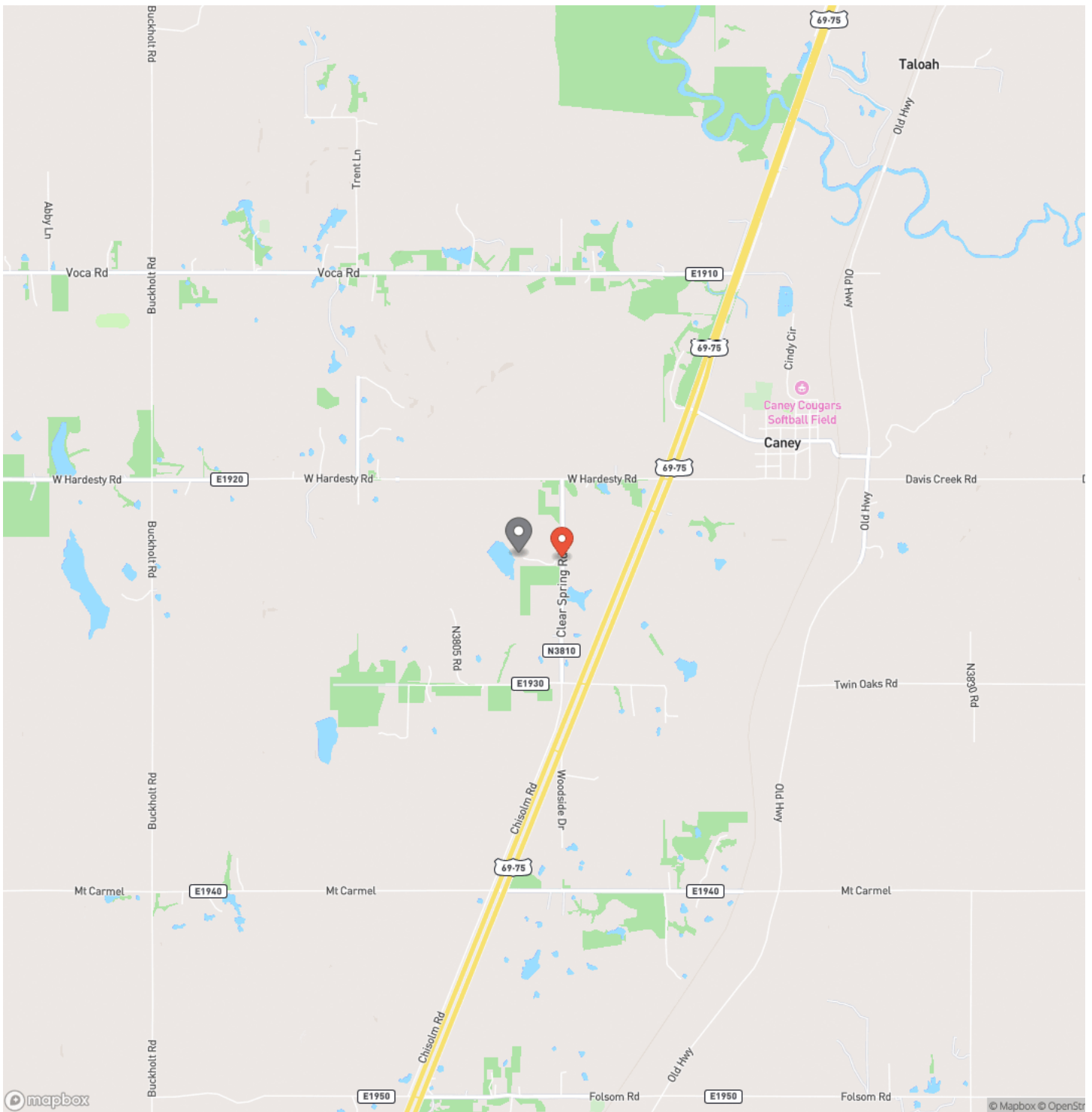
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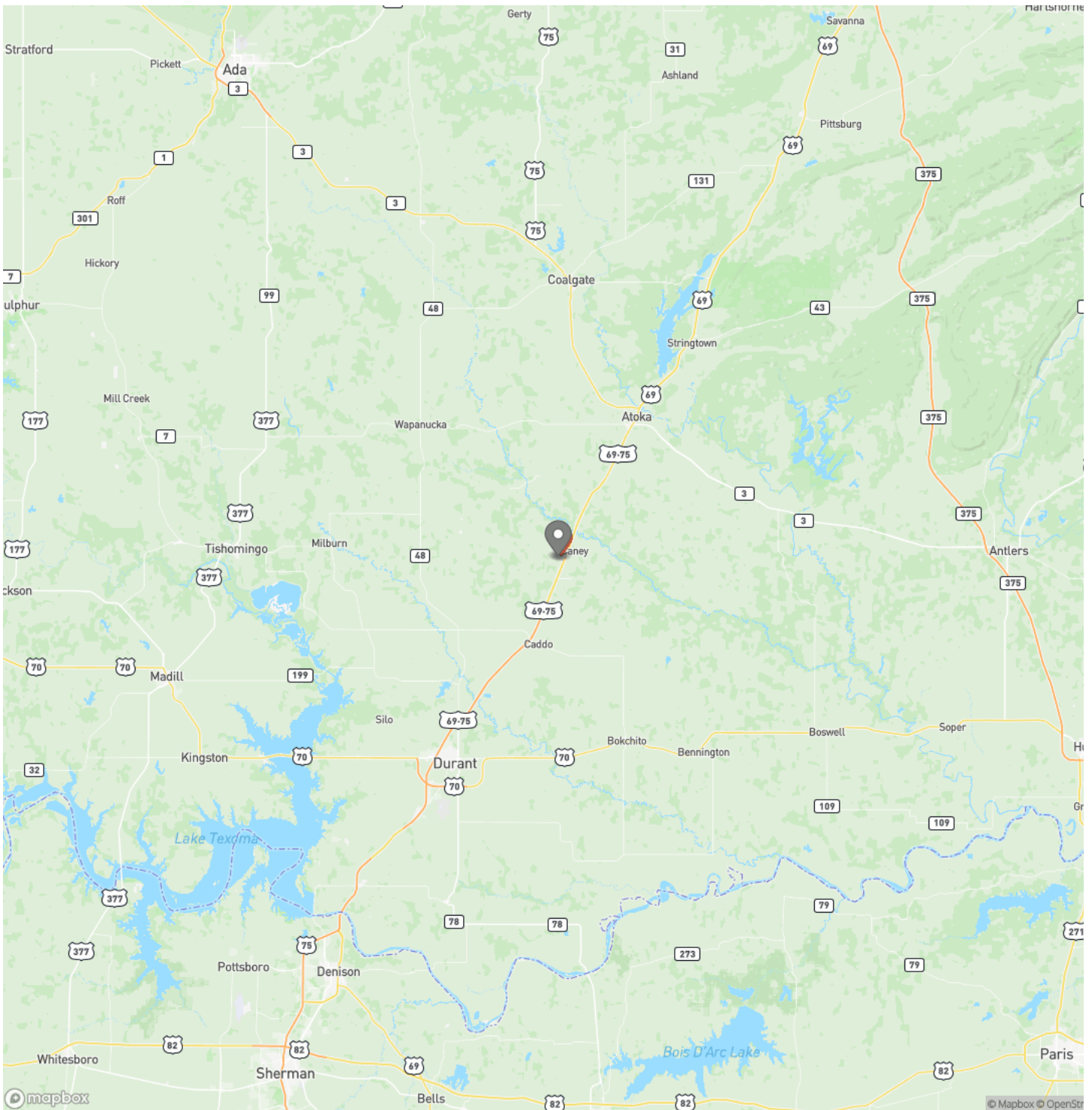




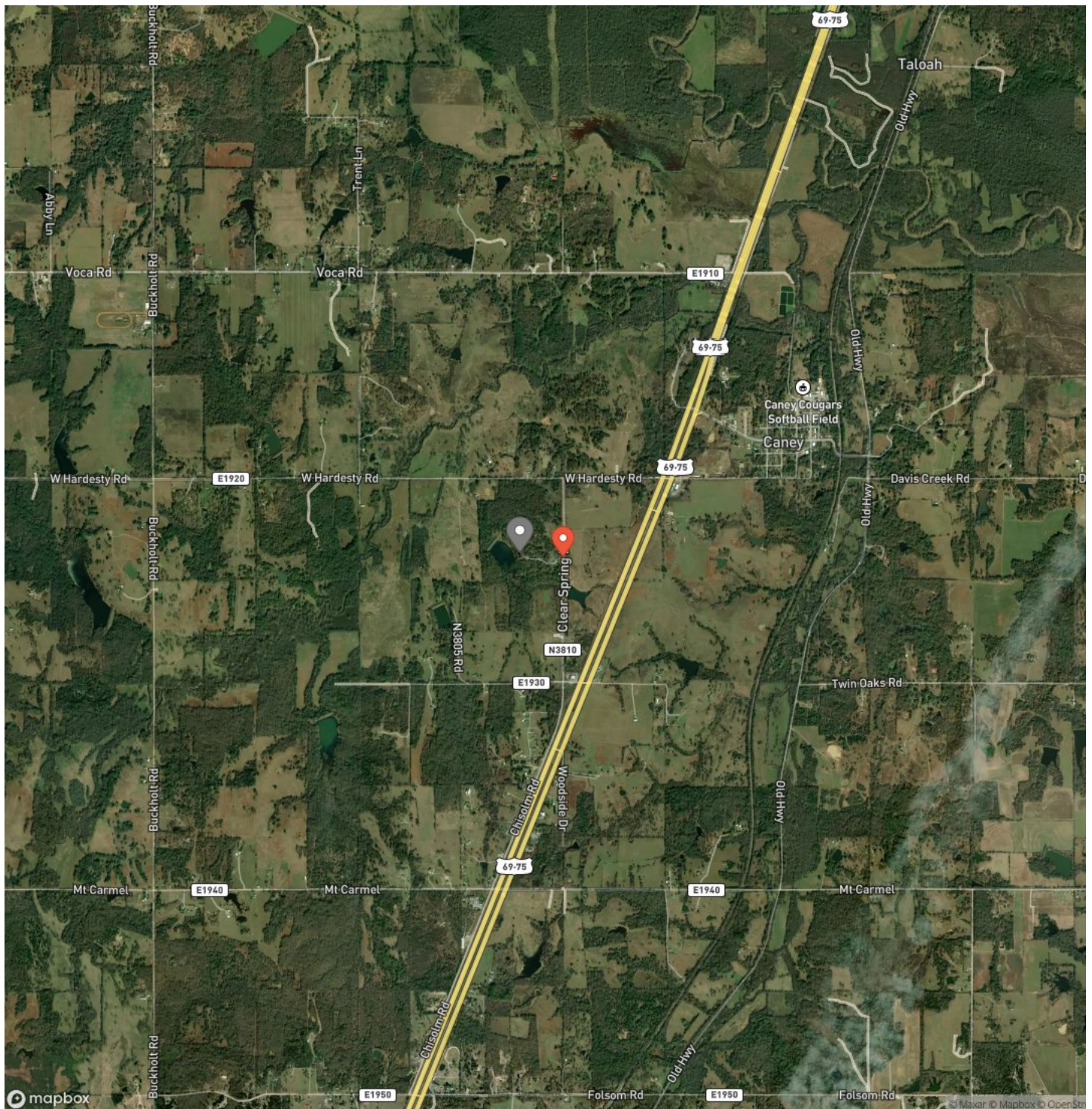
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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