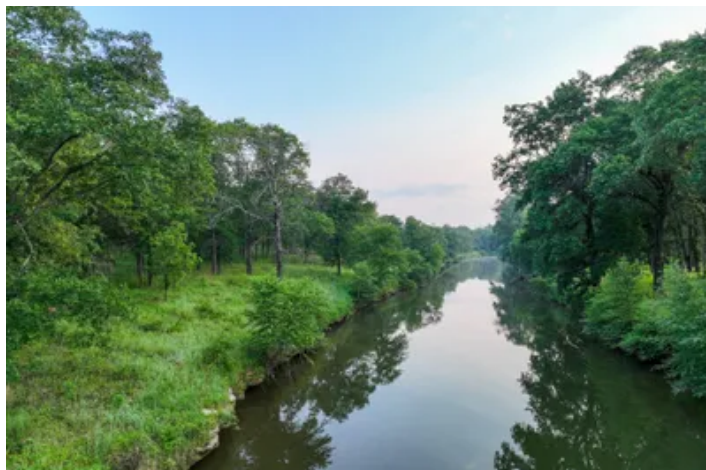


Two Candies
West of CR 2075
Barnsdall, OK 74002

\$3,300,000
880± Acres
Osage County



Two Candies
Barnsdall, OK / Osage County

SUMMARY

Address

West of CR 2075

City, State Zip

Barnsdall, OK 74002

County

Osage County

Type

Hunting Land, Ranches, Recreational Land, Farms

Latitude / Longitude

36.588900 / -96.036400

Acreage

880

Price

\$3,300,000

Property Website

<https://greatplainslandcompany.com/detail/two-candies-osage-oklahoma/87786/>



PROPERTY DESCRIPTION

Nestled in the heart of Osage County, Oklahoma, this stunning 880-acre property offers a rare opportunity to own a piece of pristine countryside with an abundance of natural beauty and recreational possibilities. The land is a perfect blend of diverse landscapes, creating an ideal haven for both wildlife and outdoor enthusiasts alike.

One of the property's most striking features is the presence of both Candy Creek and Little Candy Creek, which meander through the acreage, providing a year-round water source and enhancing the overall aesthetic appeal. These waterways not only contribute to the picturesque scenery but also offer excellent fishing opportunities for anglers seeking bass, catfish, and other local species.

The varied terrain of the property is a true highlight, with rolling hills, open meadows, and dense forests creating a tapestry of natural beauty. Hardwood stands, primarily consisting of oak, hickory, and elm, dominate the wooded areas, providing ample cover for wildlife and creating a stunning backdrop throughout the changing seasons. The mix of open fields and forested areas creates edge habitat, which is particularly attractive to a wide range of wildlife species.

For hunters, this property is nothing short of paradise. The diverse ecosystem supports a thriving population of whitetail deer, wild turkey, quail, and various small game species. The combination of wooded areas for cover, open meadows for grazing, and reliable water sources makes this land an ideal habitat for game animals. Whether you prefer bow hunting, rifle hunting, or simply observing wildlife, this property offers endless opportunities to connect with nature.

In addition to its natural attributes, the property features tillable farm ground, allowing for agricultural pursuits or food plot cultivation to further enhance wildlife management efforts. The open meadows can be maintained for hay production or left natural to support grazing animals and provide additional wildlife habitat.

A charming homestead is already established on the property, offering a comfortable base for your outdoor adventures or a potential full-time residence. This existing structure adds value and convenience, allowing you to enjoy the property immediately while providing the option for future expansions or improvements.

The property's location in Osage County places it within reach of amenities while still offering the privacy and seclusion desired in a rural retreat. The nearby towns provide access to supplies and services, ensuring that you can enjoy the best of both worlds – unspoiled nature and modern conveniences.

For those interested in conservation, this property presents an excellent opportunity to preserve a significant tract of Oklahoma's natural heritage. The diverse ecosystems found within these 880 acres play a crucial role in supporting local wildlife populations and maintaining the ecological balance of the region.

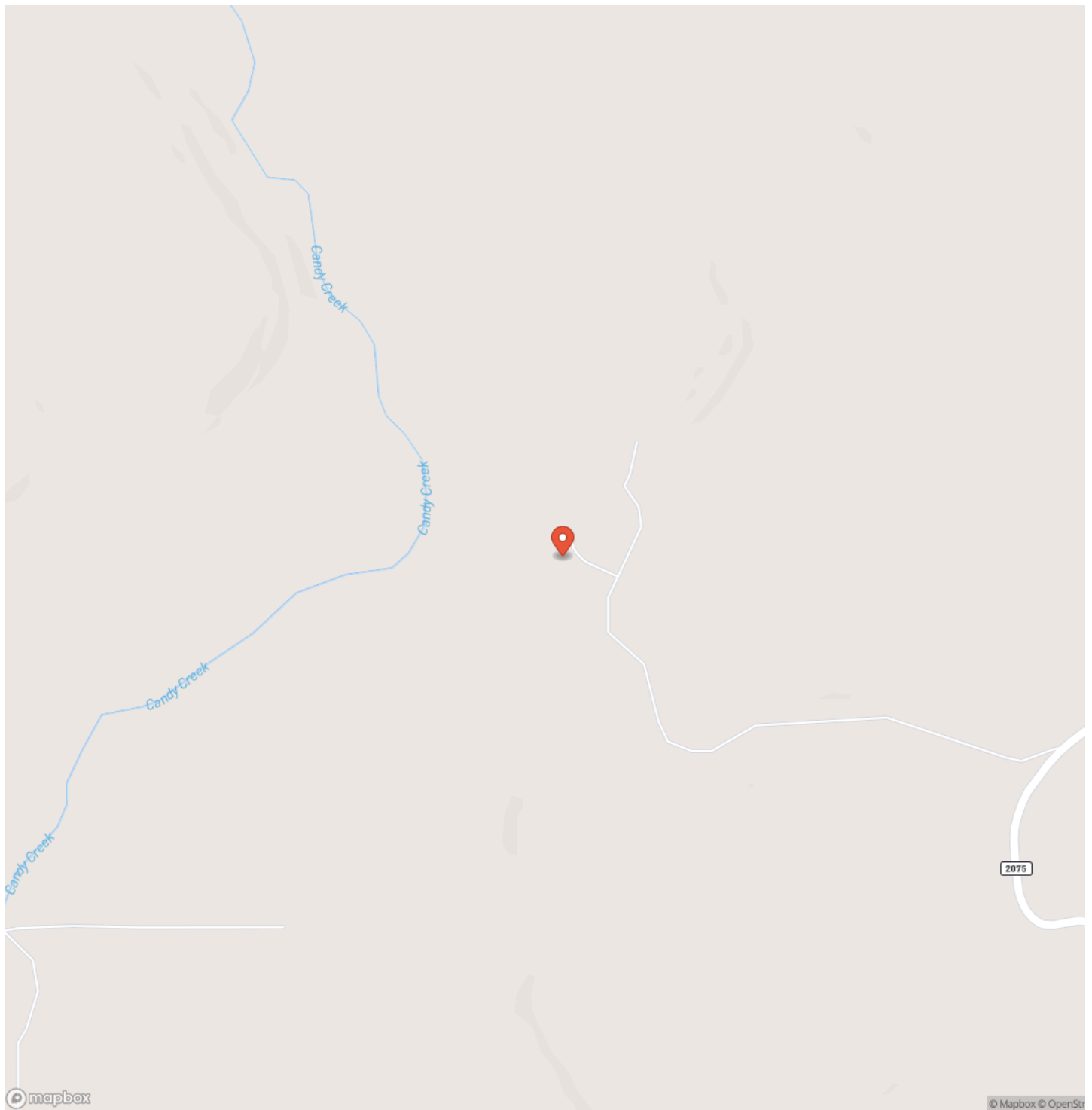
Whether you're seeking a private hunting retreat, a family compound, or a long-term investment in land, this Osage County property checks all the boxes. Its combination of natural beauty, recreational opportunities, and potential for various uses makes it a truly unique offering in the Oklahoma real estate market.

From lazy afternoons fishing along Candy Creek to crisp autumn mornings in a deer stand, this property promises a lifetime of outdoor experiences and memories. It's not just a piece of land; it's a gateway to the natural wonders of Oklahoma and a chance to own a slice of the American heartland.

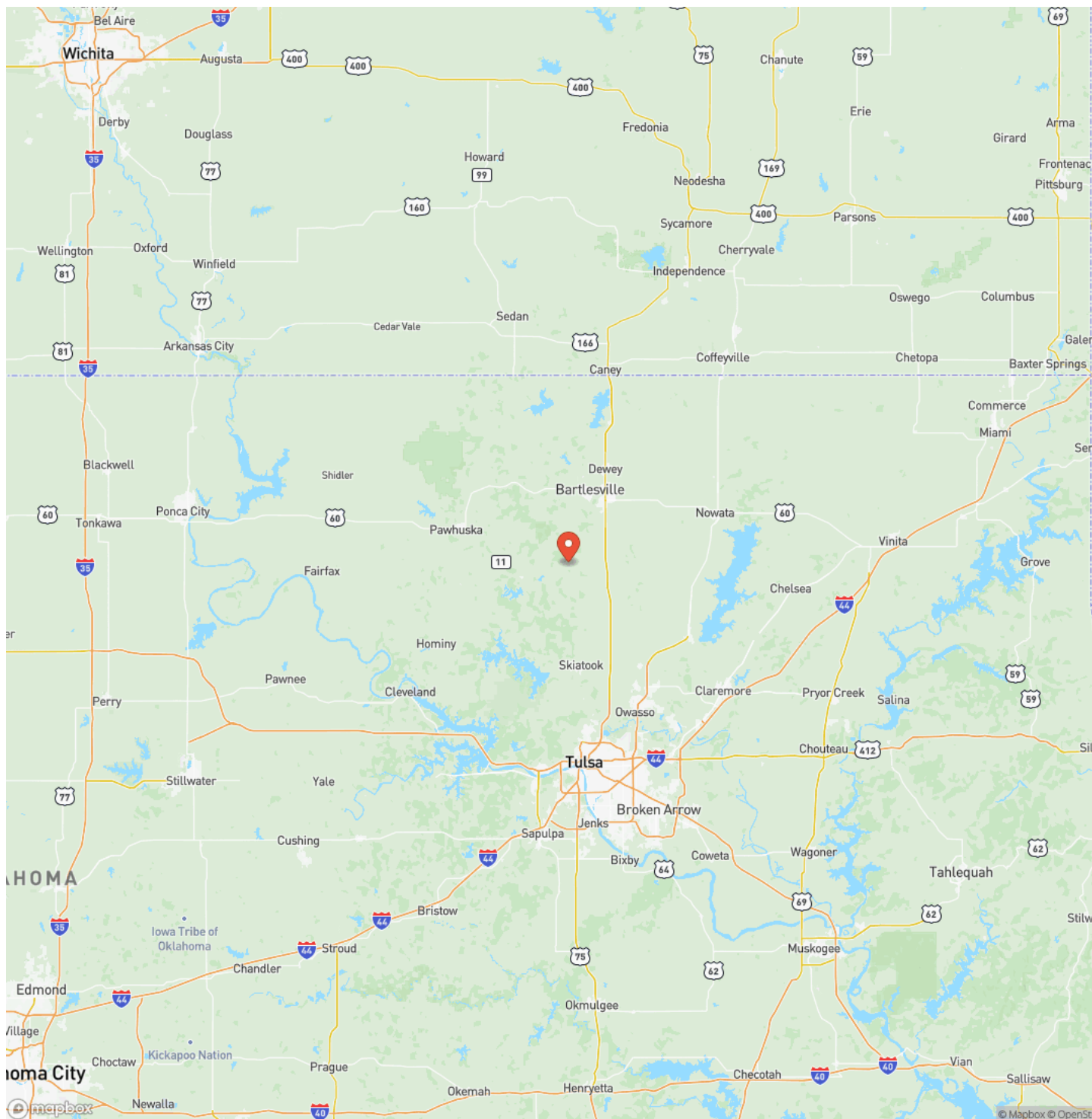
Two Candies
Barnsdall, OK / Osage County



Locator Map



Locator Map



Satellite Map



Two Candies
Barnsdall, OK / Osage County

LISTING REPRESENTATIVE

For more information contact:



Representative

Sloan Smith

Mobile

(719) 980-1522

Email

sloan@greatplains.land

Address

501 N. Walker Ave.

City / State / Zip

NOTES

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.

This image shows a single 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.



MORE INFO ONLINE:
greatplainslandcompany.com

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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