

**Two Candies**  
West of CR 2075  
Barnsdall, OK 74002

**\$3,300,000**  
880± Acres  
Osage County



**Two Candies**  
**Barnsdall, OK / Osage County**

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**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/>



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### **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.

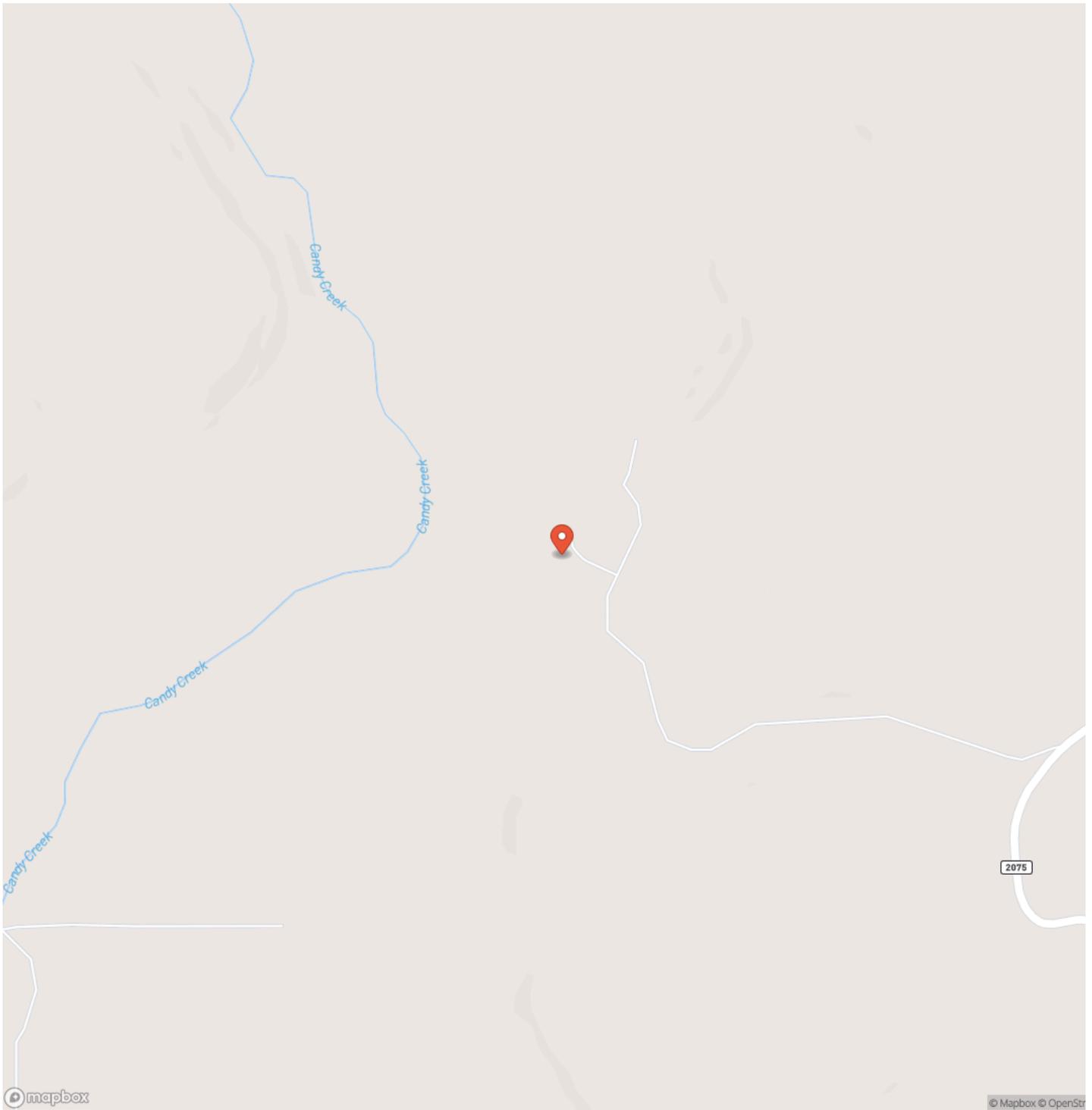
Whether you're seeking a private hunting retreat, a family compound, or a long-term investment in land, this Osage County property checks all the boxes. Its combination of natural beauty, recreational opportunities, and potential for various uses makes it a truly unique offering in the Oklahoma real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

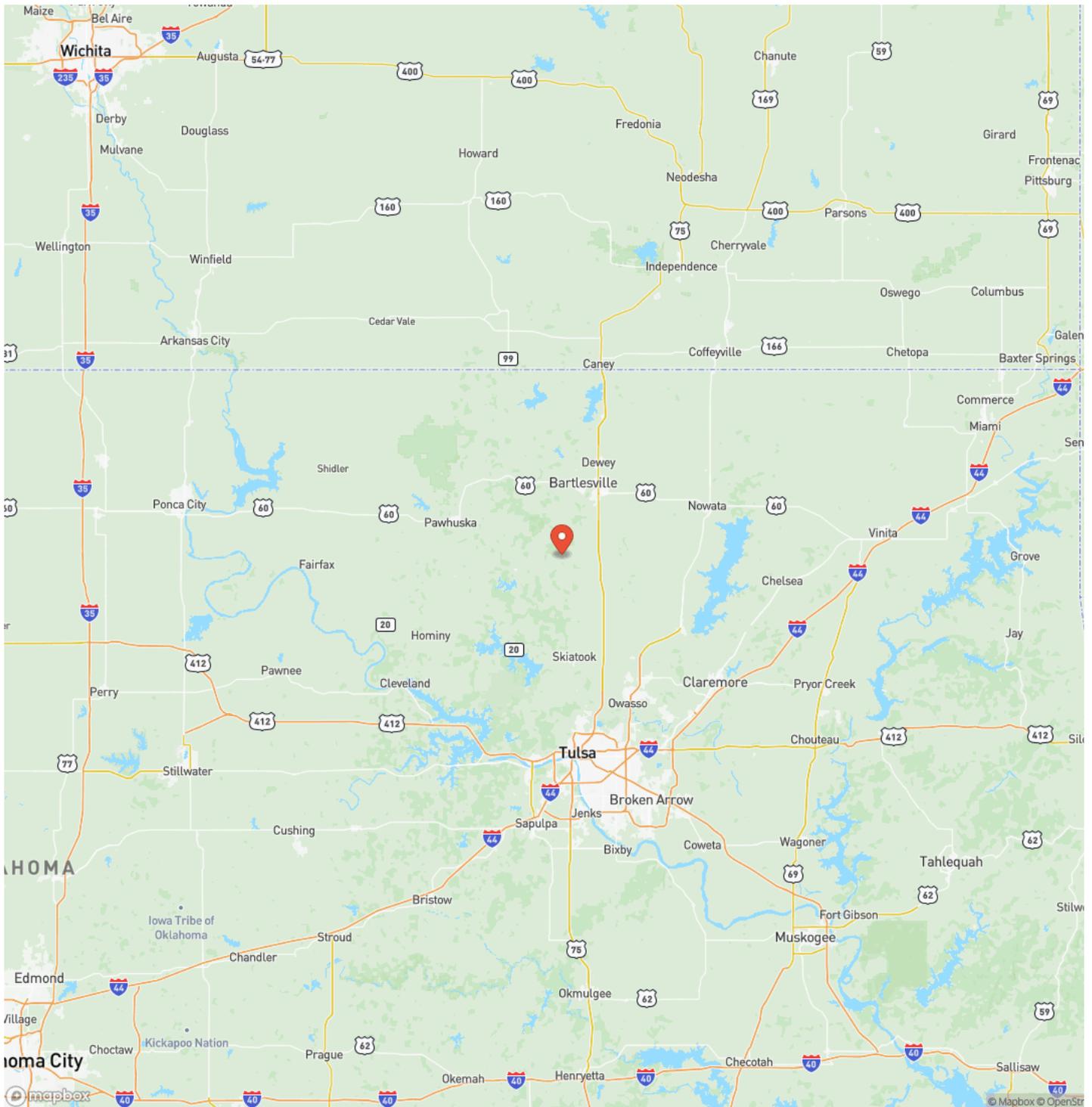
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**Barnsdall, OK / Osage County**



## Locator Map



# Locator Map



**MORE INFO ONLINE:**

**[greatplainslandcompany.com](http://greatplainslandcompany.com)**

## Satellite Map







## **DISCLAIMERS**

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