

Dry Red Creek Farm
E 1910 Rd
Devol, OK 73531

\$448,000
160± Acres
Cotton County



Dry Red Creek Farm
Devol, OK / Cotton County

SUMMARY

Address

E 1910 Rd

City, State Zip

Devol, OK 73531

County

Cotton County

Type

Farms, Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

34.2464 / -98.4706

Acreage

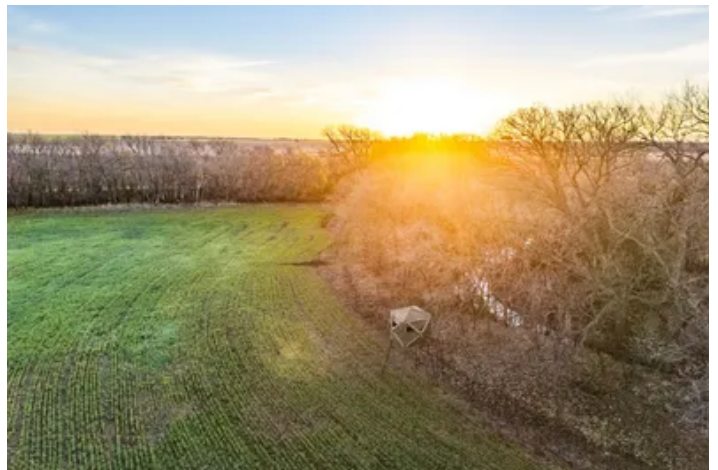
160

Price

\$448,000

Property Website

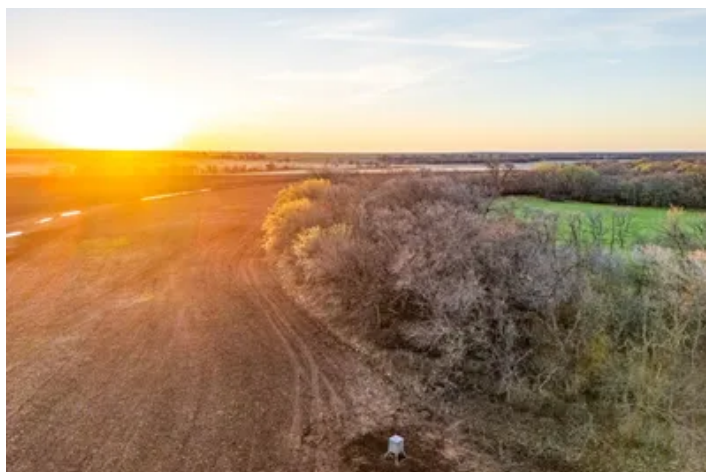
<https://arrowheadlandcompany.com/property/dry-red-creek-farm-cotton-oklahoma/100979/>



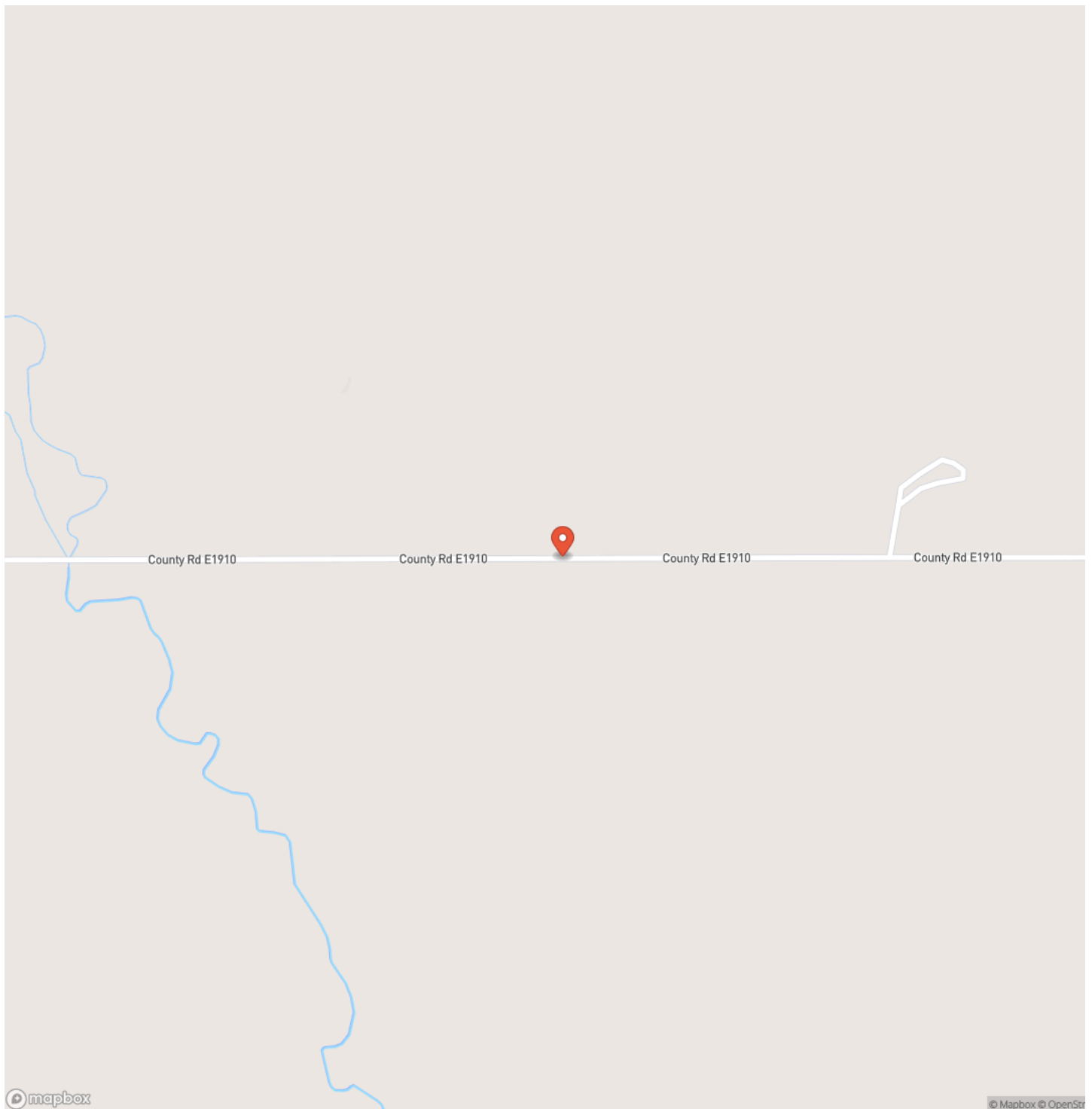
PROPERTY DESCRIPTION

Welcome to the Dry Red Creek Farm, 160+/- acre farm that offers a versatile mix of recreational and agricultural opportunity in Cotton County, Oklahoma! Mature timber lines the creek, providing excellent wildlife habitat and natural travel corridors, while productive tillable acreage offers strong potential for crop production/income. Several established food plot locations are already in place, making this property especially attractive for hunters. This property features over a mile of Dry Red Creek frontage, with ownership on both sides of the creek. The area is well known for producing mature whitetail bucks, including a gross 174" Boone and Crockett buck killed last year; this with the combination of timber, creek bottom, and open ground creates an ideal setup for holding and attracting deer. This farm features a 3+/- acre wetland on the north side where a water control device has been added. With some dirt work and strategic planning, this area could easily be developed into multiple wetland units, attracting large numbers of ducks, adding another recreational element to the farm. Whether you're looking for a productive farm, a hunting property, or a place to develop your own outdoor retreat, Dry Red Creek Farm offers a strong foundation with excellent potential! This property is located just 30+/- minutes from Lawton, OK and Wichita Falls, TX, and just 1 hour and 40+/- 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 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.

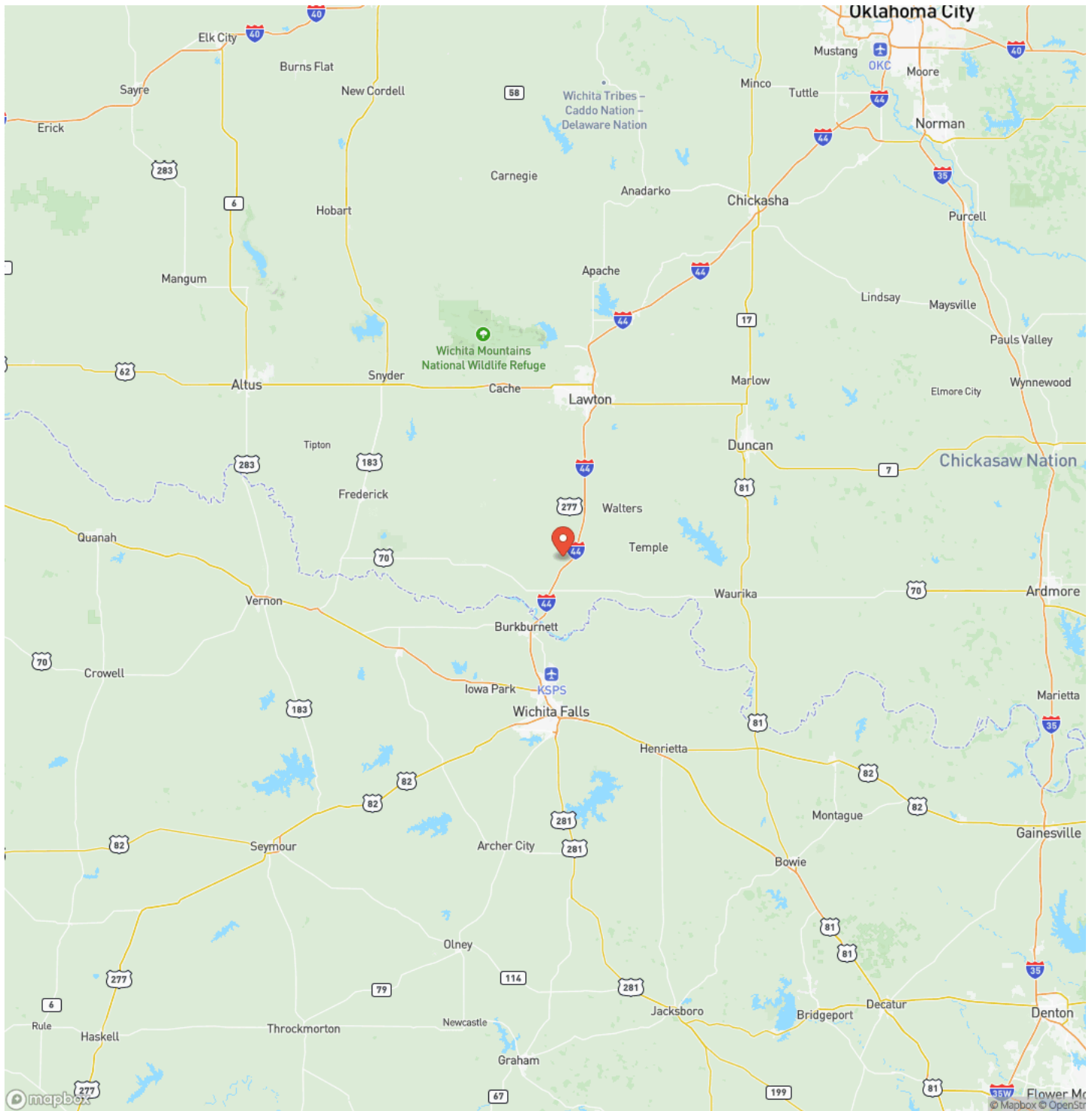
Dry Red Creek Farm
Devol, OK / Cotton County



Locator Map



Locator Map



Satellite Map



Dry Red Creek Farm
Devol, OK / Cotton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Miller

Mobile

(580) 595-1969

Email

chris.miller@arrowheadlandcompany.com

Address

City / State / Zip

Comanche, OK 73529

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.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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