Tree Farm and Duck Haven for sale in southern Oklahoma Tree Farm Road Valliant, OK 76240

\$325,000 80 +/- acres McCurtain County







MORE INFO ONLINE:

Tree Farm and Duck Haven for sale in southern Oklahoma Valliant, OK / McCurtain County

SUMMARY

Address Tree Farm Road

City, State Zip Valliant, OK 76240

County McCurtain County

Type Recreational Land

Latitude / Longitude 33.8936 / -95.0139

Acreage 80

Price \$325,000

Property Website

https://moreoftexas.com/detail/tree-farm-andduck-haven-for-sale-in-southern-oklahomamccurtain-oklahoma/12224/









MORE INFO ONLINE:

PROPERTY DESCRIPTION

Southern Oklahoma Tree Farm & Duck Haven

The ultimate recreational property for sale with plenty of road frontage! An incredible opportunity to purchase a profitable tree farm with unbelievable waterfowl hunting. The three shallow water impoundments were just built this last fall, and has NEVER BEEN HUNTED! Absolutely unbelievable numbers of ducks have made this property there home all winter. Mallard, Green Wing Teal, Blue Wing Teal, Wood Duck, Wigeon, Pintail and Gadwall have all been seen on the property by the THOUSANDS. The combination of shallow water with a lot of invertabrates, flooded timber of oak trees, and the planted millet in the ponds have drawn a population of ducks that is seldom seen by most duck hunters.

Plenty of harvestable trees as well as matured trees that are too large for harvesting are on the 80 acre property. These trees offer food and cover, as well as an income potential with pines, liveoak, crepe myrtle, cedar elm, and more available for harvesting.

LOCATION: McCurtain County, OK 20 miles north of Clarksville, TX. 24 miles from Broken Bow. 145 miles from Denton, TX

SIZE: 80 acres. Current survey is not available.

WATER: 3 shallow water impoundments. County water. Water well.

UTILITIES: Electric lines on the property. Water meter in place.

WILDIFE: Whitetail deer, Rio Grande turkey, hogs, and waterfowl.

MINERALS: There are no mineral rights available, and there is no production on the property.

VEGETATION: Bald Cypress, Live Oak, Maple, Bur Oak, Crepe Myrtle, Cedar Elm, Lacebark Elm, Loblolly Pine.

TERRAIN: Level at around 375

SOILS: Caspiana Loam soils are prevalent on the property.

TAXES: \$450 a year



MORE INFO ONLINE:

IMPROVEMENTS: 3 shallow water impoundments. Water well. Tree crops.

CURRENT USE: Tree farm

POTENTIAL USE: Excellent mixed-use property that has the income potential as an established tree farm, as well as the recreational use of fantastic duck hunting, in addition to deer, turkey and hog hunting.

NEIGHBORS: Farm land in all directions. Only 1/3 mile from Mckensey Slough, 9/10 mile from Clear Lake, and 1 miles from the Red River.

FENCING: There is no fencing. (Trees dont run away very fast)

EASEMENTS: Local electric easement along road.

LEASES: None

SHOWINGS: Buyers agent, if applicable, must be identified on first contact and must be present at all showings to the prospective buyer in order to participate in full commission. Do not enter without appointment.

PRICE: \$325,000



MORE INFO ONLINE:

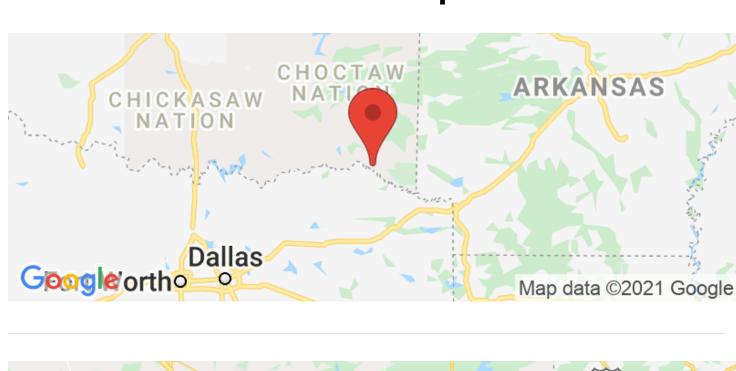
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Locator Maps

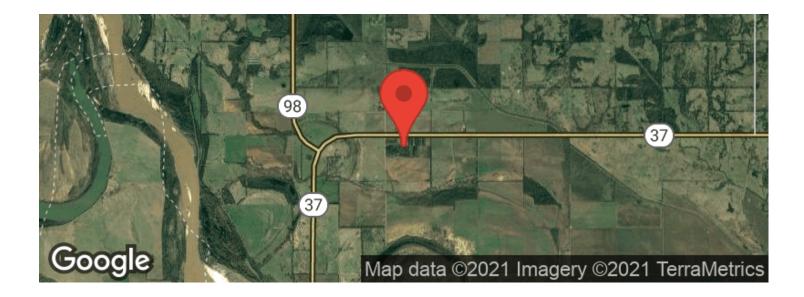




MORE INFO ONLINE:

Aerial Maps







MORE INFO ONLINE:

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Groce

Mobile (940) 390-0081

Office (940) 600-1313

Email jgroce@mossyoakproperties.com

Address 2112 E. Hwy 82

City / State / Zip Gainesville, TX 76240

<u>NOTES</u>



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DISCLAIMERS

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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.



MORE INFO ONLINE:

Mossy Oak Properties of Texas 4000 W University Dr Denton, TX 76207 (833) 466-7389 MoreofTexas.com



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