

**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:

MoreofTexas.com

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-and-duck-haven-for-sale-in-southern-oklahoma-mccurtain-oklahoma/12224/>



MOSSY OAK PROPERTIES
OF TEXAS

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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 invertebrates, 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.

WILDLIFE: 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



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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



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Locator Maps



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Aerial Maps



Tree Farm and Duck Haven for sale in southern Oklahoma
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LISTING REPRESENTATIVE

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City / State / Zip

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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.



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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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