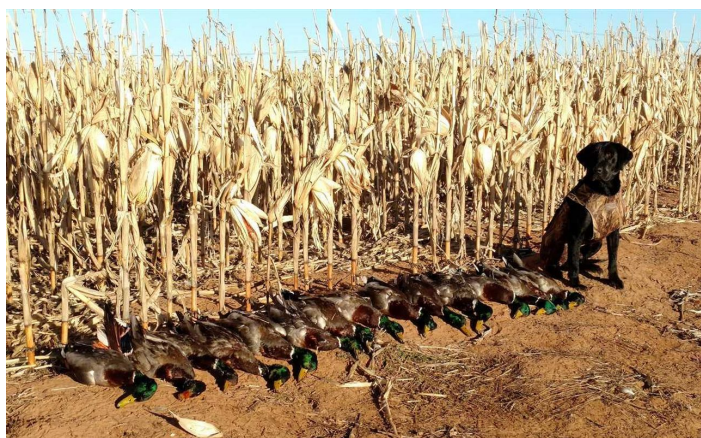


**Mallard Mecca Farms-465 acres of
Waterfowl Paradise and Income
Generating-Turn Key and Ready to GO!
29099 CR N2540
Fort Cobb, OK 73038**

\$1,850,000
465 +/- acres
Caddo County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

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Mallard Mecca Farms-465 acres of Waterfowl Paradise and Income Generating-Turn Key and Ready to GO!
Fort Cobb, OK / Caddo County

SUMMARY

Address

29099 CR N2540

City, State Zip

Fort Cobb, OK 73038

County

Caddo County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

35.2478 / -98.4649

Acreage

465

Price

\$1,850,000

Property Website

<https://moreoftexas.com/detail/mallard-mecca-farms-465-acres-of-waterfowl-paradise-and-income-generating-turn-key-and-ready-to-go-caddo-oklahoma/7974/>



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Fort Cobb, OK / Caddo County

PROPERTY DESCRIPTION

Mallard Mecca 465 Ac Fort Cobb, Oklahoma

GENERAL DESCRIPTION: World class waterfowl hunting for ducks and geese on managed waterfowl impoundments and agricultural fields near the famed Fort Cobb Refuge. Clouds of wintering waterfowl rise each morning from their refuge area and the first food source they see is Mallard Mecca less than a quarter mile away as the mallard flies! Primary duck species are mallards, pintails, and teal while the geese are comprised of a mixed bag of Canadians, speckle belly, and snow geese. In waterfowl circles there is no finer or more renowned region in the country maybe the world!

Six permitted water wells supply water to 7 managed waterfowl impoundments and the farm enjoys extensive water rights for agricultural irrigation via three large pivots. Two farmers manage corn, peanut, and wheat/oats (cover crop for off season) for additional income to the Landowner and waterfowl buffet for the waterfowl hunting!

Rarely do developed waterfowl tracts come available in this area and one gander at the harvest photos and video should have even the most seasoned waterfowler salivating.

LOCATION: Fort Cobb, OK Caddo County

WATER: Water well

CLIMATE: Annual rainfall 33.3 Inches

UTILITIES: Electric, gas, water, DirecTv, high speed internet all at the house

WILDLIFE: Waterfowl (ducks and geese), whitetail deer, and feral hogs

MINERALS: None

VEGETATION: Agricultural fields for majority with minimal grass/trees along Cobb Creek

TERRAIN: Flat to slightly rolling

SOILS: Binger fine sandy loam (primarily), Noble fine sandy loam, Ironmound-Dill complex

TAXES: \$3,532 annual property taxes



MOSSY OAK PROPERTIES
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IMPROVEMENTS: House (1,500 sq ft 4 bed/2 bath), Decoy barn, large blind barn, and hay barn. 6 permitted water wells and 3 irrigation pivots

CURRENT USE: Irrigated farm production of primarily corn, peanuts, and wheat/oats (cover crop); managed for waterfowl hunting

POTENTIAL USE: Family or corporate waterfowl hunting club with agricultural income. Also potential as a commercial waterfowl hunting operation

NEIGHBORS: Primarily farming neighbors but the Ft Cobb Refuge sits roughly 1/4 mile away providing a rest area for tens of thousands of ducks and geese during the winter months

FENCING: No fencing at present

ACCESS: County road access on three sides

EASEMENTS: Electric high line

LEASES: Two farm leases

DOCUMENTS: All documents including but not limited to farm leases, well permits etc are available upon a viewing of the property

SHOWINGS: Showings are by appointment only and Buyers representative must be identified upon first contact and accompany Buyer on all showings to participate in any commissions. Agent and/or broker must be licensed in Oklahoma to receive a full participation. Showings may be scheduled directly with Matt McLemeore 940-781-8475

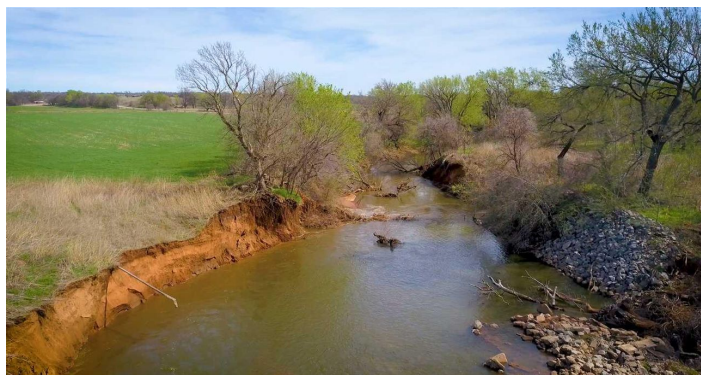


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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Matt McLemore

Mobile

(940) 781-8475

Office

(940) 574-4888

Email

mmclemore@mossyoakproperties.com

Address

111 S Center St

City / State / Zip

Archer City, TX 76351

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