

**South Canadian River Farm**  
79391 N. 2380 Road  
Taloga, OK 73667

**\$976,125**  
390.450± Acres  
Dewey County



South Canadian River Farm  
Taloga, OK / Dewey County

SUMMARY

Address

79391 N. 2380 Road

City, State Zip

Taloga, OK 73667

County

Dewey County

Type

Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

35.8644 / -98.7561

Taxes (Annually)

265

Acreage

390.450

Price

\$976,125





## **PROPERTY DESCRIPTION**

This farm consists of approximately 257 +/- deeded acres and 133 +/- accreted acres and is located several miles southwest of Oakwood in Dewey County, OK. The area has tremendous character with fertile farmland, over 1 mile of South Canadian River frontage, a rugged timbered ridge, and beautiful river bottom views. Access is gained via a county-maintained road leading to the farmland in the northern portion of the farm. The land transitions abruptly to a densely wooded ridge with 30 +/- ft of elevation change that separates the farmland from the bottoms. An extensive amount of clearing has been done to remove the cedar tree skeletons left by a grass fire that came through several years ago. This increased the number of tillable acres and opened up the bottoms for grazing. The Sellers have recently built a new fence and surveyed the acreage.

Along the base of the ridge is a series of natural sloughs that fill up as the water table rises from the river. A series of these sloughs and oxbows are located along the river for miles and in the winter, the mallards fly the river looking for these little gems. Sandhill Cranes also frequent the river in this area and lift off at the crack of dawn in search of a meal on surrounding ag fields.

The South Canadian River is well known for producing outstanding quality whitetails. The green wheat fields on this property will undoubtedly draw deer out of the rugged hills across the river to feed every evening.

The farmland is currently planted in wheat and the Seller shall retain the right to harvest the crop in 2023.

### **Location:**

- \*Oakwood - 7 miles
- \*Watonga - 22 miles
- \*Seiling - 27 miles
- \*Woodward - 60 miles
- \*Oklahoma City - 72 miles

### **Access:**

- \*County Road

### **Water:**

- \*Functioning water well
- \*Over 1 mile of South Canadian River frontage

### **Utilities:**

- \*Electric Available

### **Climate:**

- \*Approximately 28 +/- inches of annual precipitation

### **Minerals:**

- \*Surface Only

### **Wildlife:**

- \*Whitetail Deer
- \*Wild Turkey
- \*Waterfowl
- \*Dove
- \*Quail
- \*Wild Hogs

### **Terrain:**

- \*Rolling Farmland (160 +/- Acres)
- \*Wooded Ridge
- \*Sandy river bottom



**Improvements:**

\*NA

**Equipment:**

\*NA

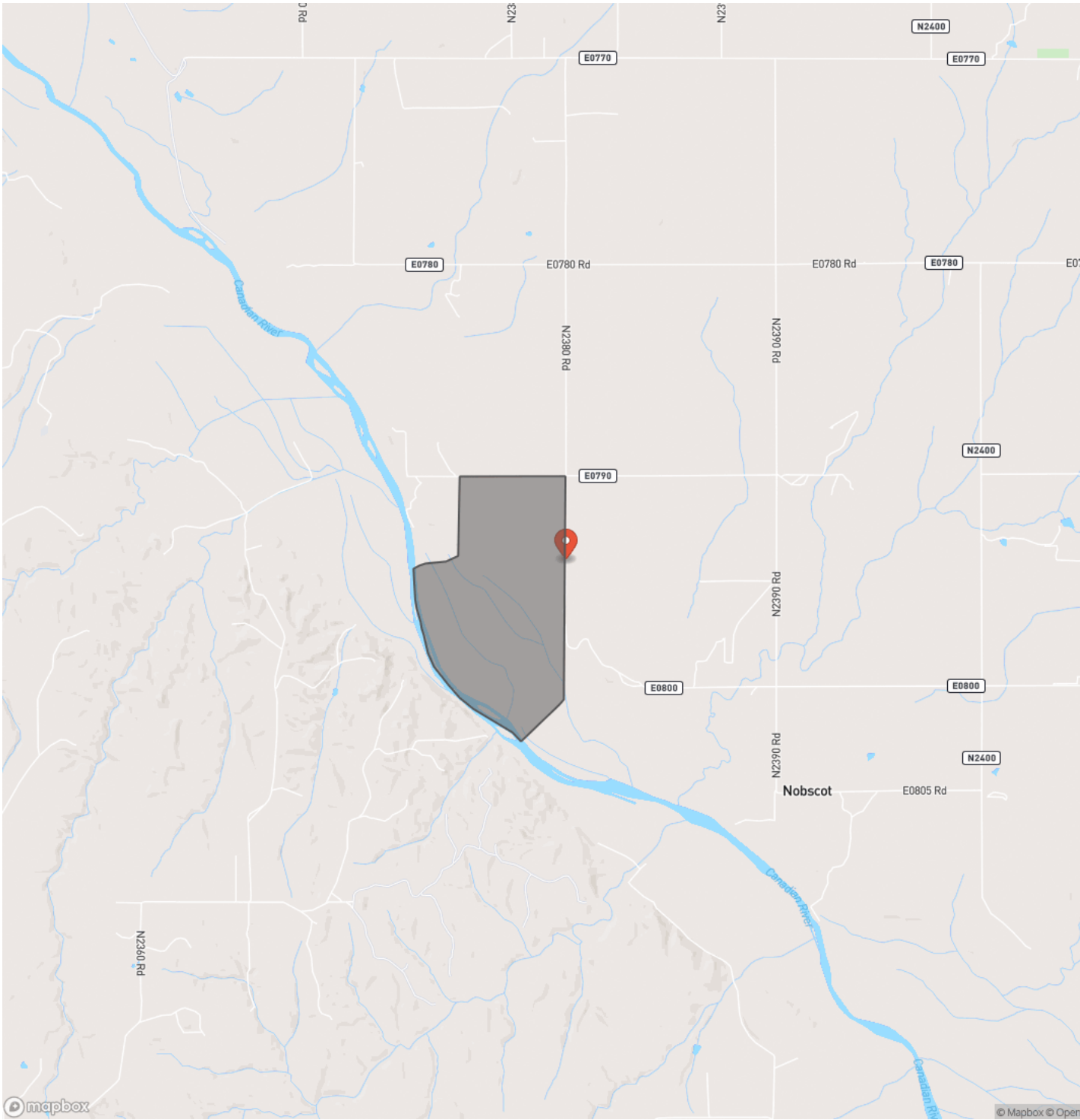
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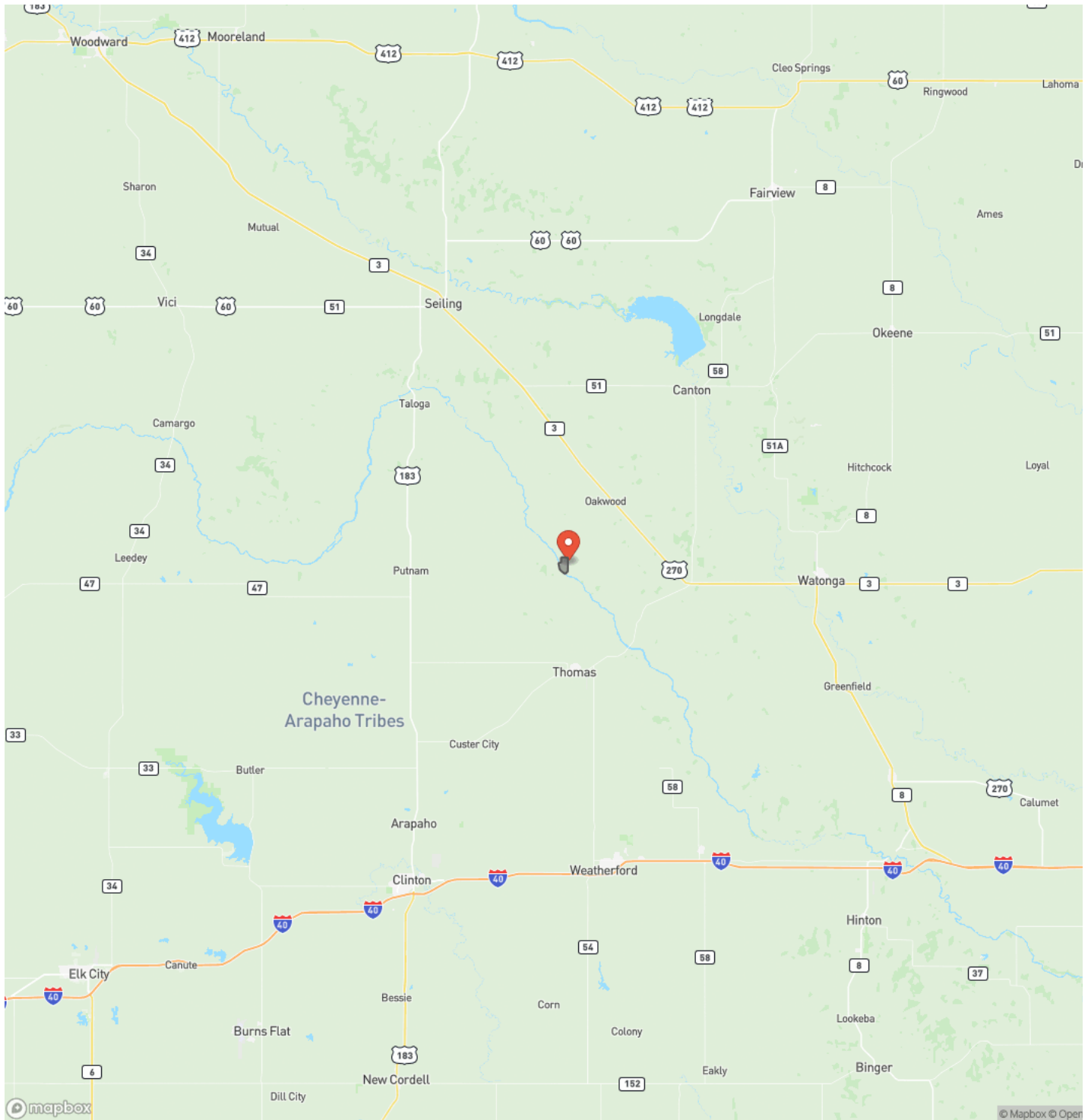


# Locator Map

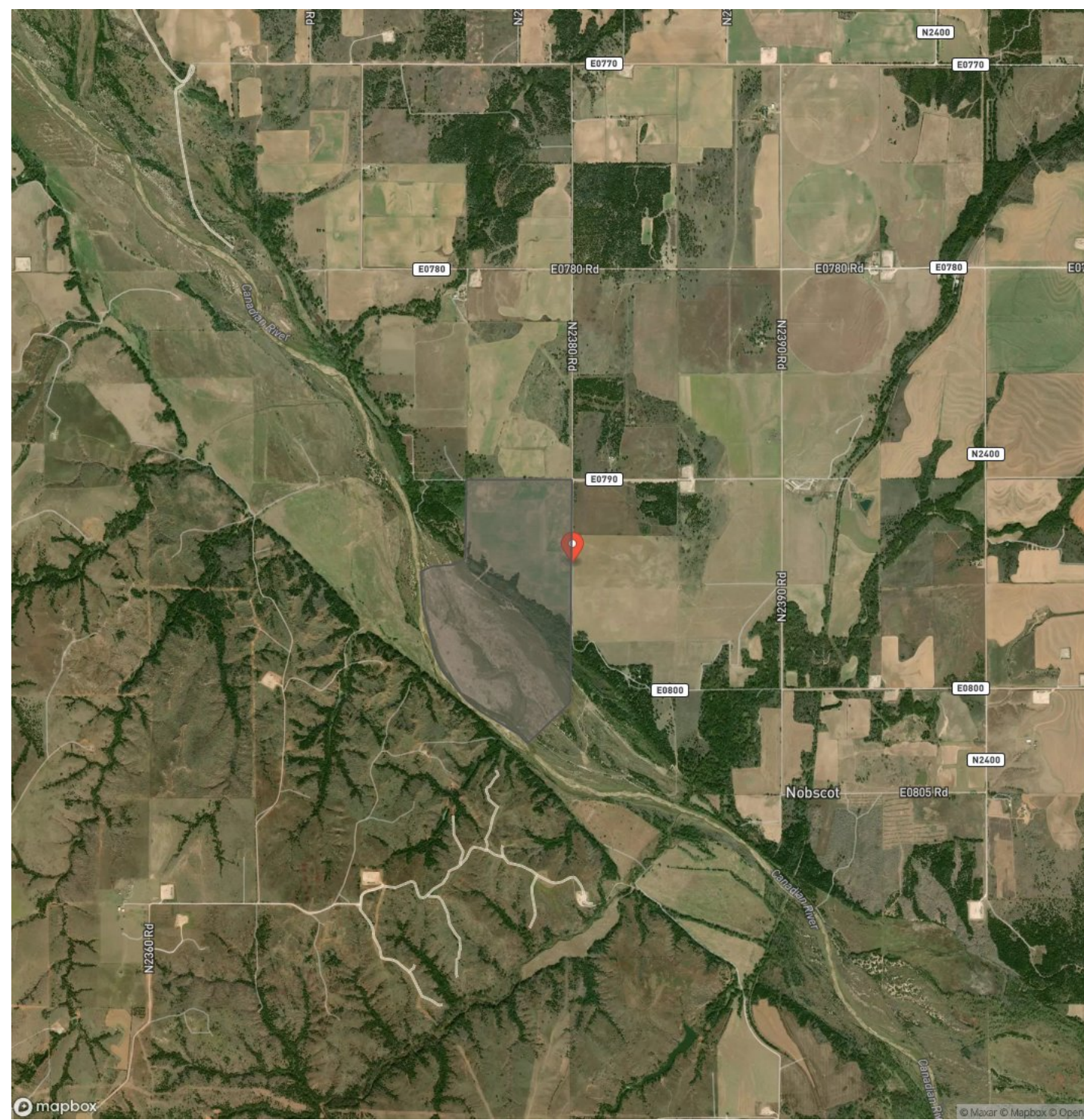




## Locator Map



# Satellite Map





**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**  
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**NOTES**

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## NOTES

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## **DISCLAIMERS**

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