

Canfield Corner Farm
28604 Brangus Rd
Maud, OK 74854

\$184,500
40± Acres
Pottawatomie County



Canfield Corner Farm
Maud, OK / Pottawatomie County

SUMMARY

Address

28604 Brangus Rd

City, State Zip

Maud, OK 74854

County

Pottawatomie County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.144398 / -96.8789

Acreage

40

Price

\$184,500

Property Website

<https://arrowheadlandcompany.com/property/canfield-corner-farm-pottawatomie-oklahoma/102266/>



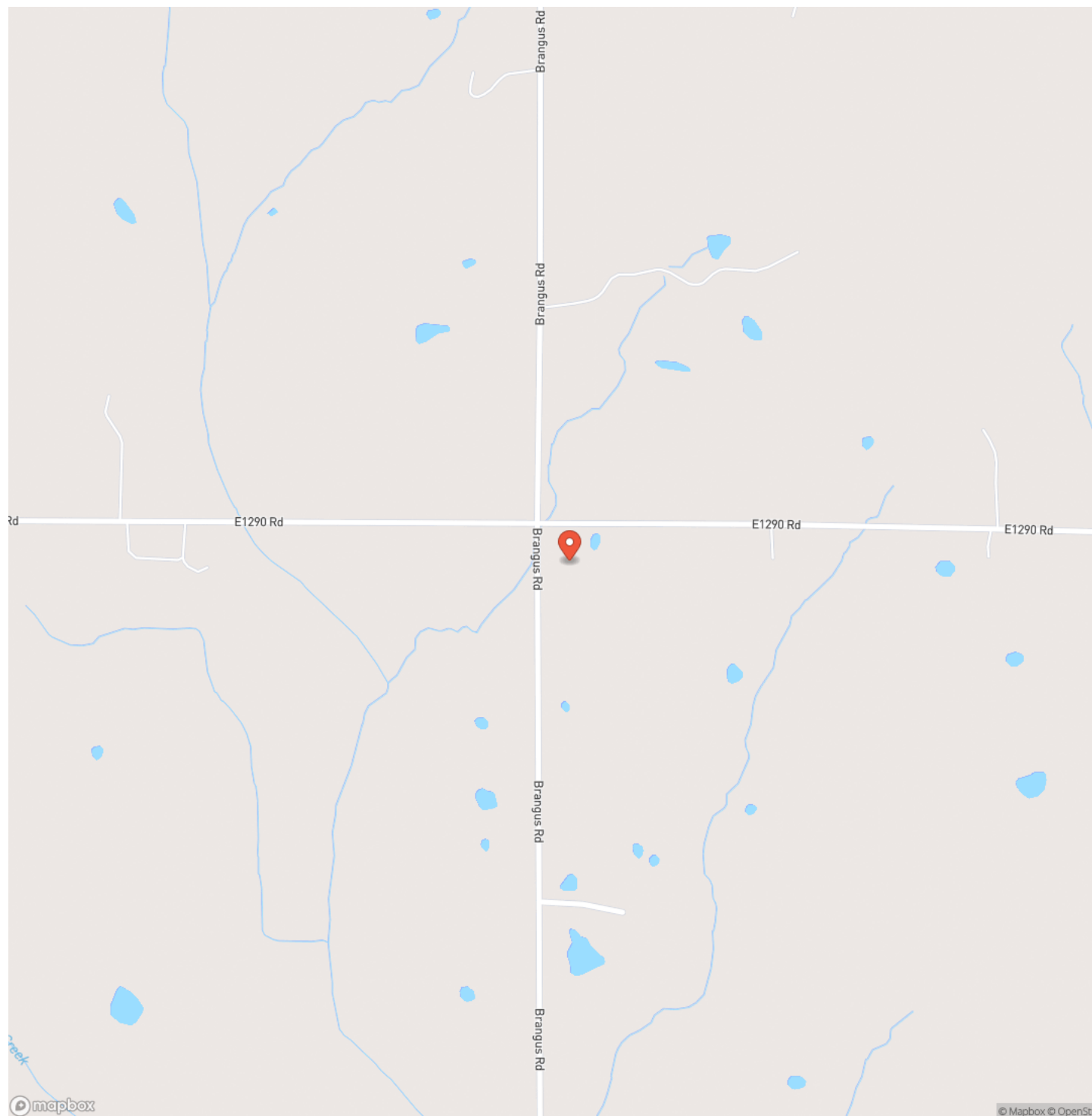
PROPERTY DESCRIPTION

Welcome to the Canfield Corner Farm, a versatile 40+/- acre property offering both recreation and rural living in Pottawatomie County, Oklahoma! This farm features a balanced mix of timber and open pasture, creating ideal habitat for wildlife while still providing usable ground for grazing or future improvements. Two ponds are located on the property, offering reliable water sources for both livestock and game. A designated food plot area is already in place, making this a turn-key option for hunters. An older home sits on the property, with a little care and vision, could be transformed into a comfortable hunting cabin or weekend retreat. A small barn adds additional utility for storage or livestock, and the existing camper/RV hookup with electric on site provides immediate usability for overnight stays. Whether you're looking for a recreational getaway, hunting property, or a small farm to make your own, Canfield Corner Farm offers the foundation and potential to bring your vision to life! The property is conveniently located just 18+/- minutes from Tecumseh, 24+/- minutes from Shawnee, and just 1 hour and 5 +/- 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 Hunter Bellis at [\(539\) 238-7693](tel:5392387693). 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.

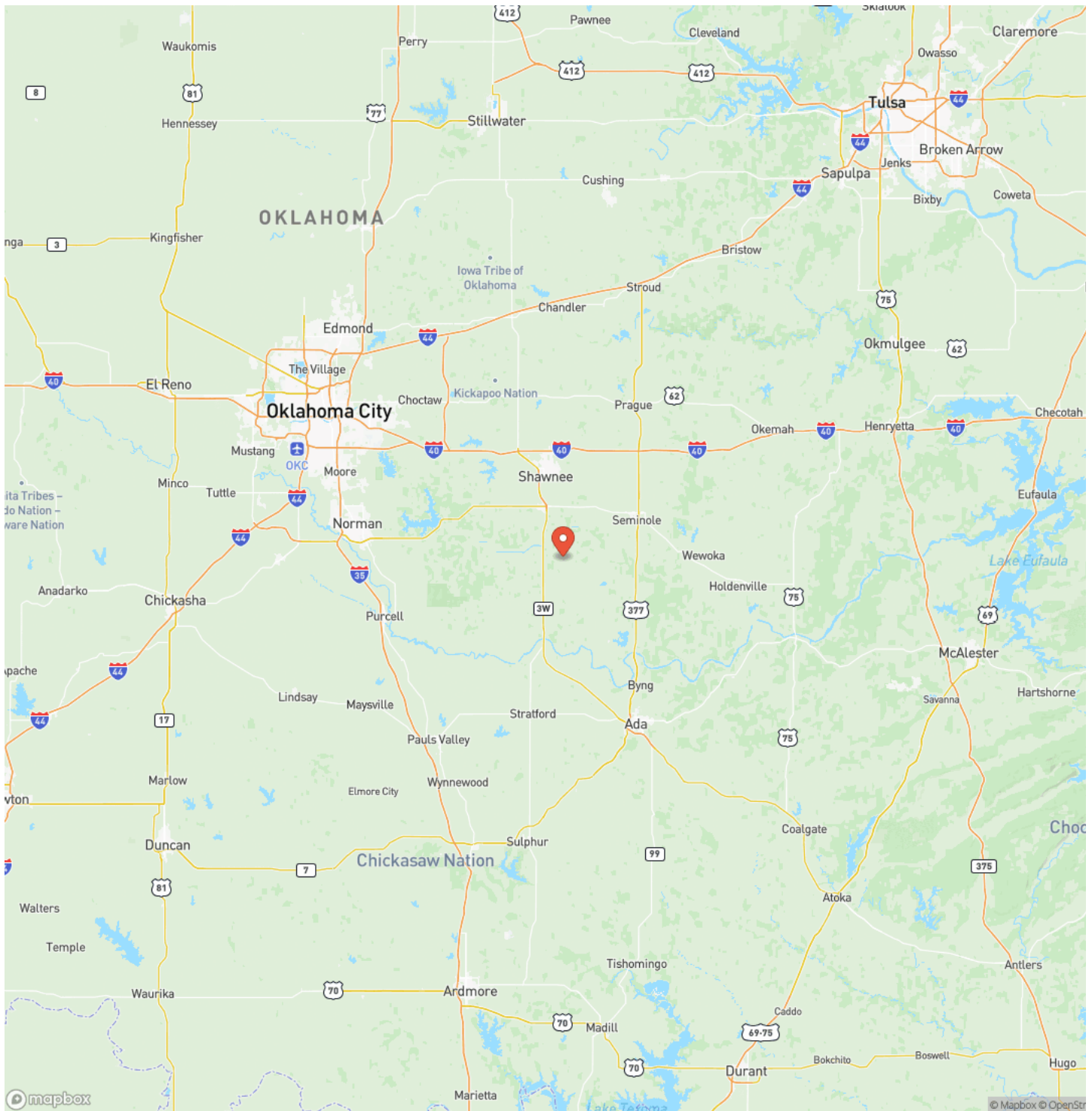
Canfield Corner Farm
Maud, OK / Pottawatomie County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Bellis

Mobile

(539) 238-7693

Email

hunter.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Sapulpa, OK 74066

NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced horizontal black lines across its entire width. The background is white, and there are no margins, text, or other markings present.

This image shows a full page 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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