

Matthews 72 Dover/Crescent
26461 E 750 Rd
Crescent, OK 73028

\$650,000
71.63± Acres
Kingfisher County



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Crescent, OK / Kingfisher County

SUMMARY

Address

26461 E 750 Rd

City, State Zip

Crescent, OK 73028

County

Kingfisher County

Type

Residential Property

Latitude / Longitude

35.930819 / -97.741025

Taxes (Annually)

\$2,143

Dwelling Square Feet

2,400

Bedrooms / Bathrooms

3 / 2

Acreage

71.63

Price

\$650,000

Property Website

<https://americas.land/property/matthews-72-dover-crescent-kingfisher-oklahoma/99321/>



PROPERTY DESCRIPTION

Escape to your own private Oklahoma paradise with this sprawling 71.63-acre residential property at 26461 E 750 Rd in Crescent. This exceptional estate offers the perfect blend of serene country living and ample space for your dreams to unfold, whether you envision a peaceful homestead, a horse haven, or a recreational retreat. With a charming 3-bedroom, 2-bathroom home and vast open land, this property invites you to embrace a lifestyle of freedom and possibility.

Location

Nestled in Kingfisher County, this property enjoys a prime location in Crescent, Oklahoma. The area offers a tranquil rural atmosphere while maintaining convenient access to local amenities and community services. Residents benefit from the peaceful surroundings and the strong sense of community characteristic of this charming Oklahoma town.

Land and terrain

Spanning 71.63 acres, the land presents a diverse and inviting landscape. The terrain is well-suited for a variety of activities, from agricultural pursuits to recreational enjoyment. The property's expansive nature provides ample room for exploration and development, inviting the new owner to shape its future according to their vision.

Improvements and infrastructure

The property features a comfortable 3-bedroom, 2-bathroom dwelling, providing a solid foundation for your country lifestyle. Equestrians will appreciate the existing barn, a valuable amenity for housing horses and storing equipment. The entire property is secured with robust fencing, including barbed wire and pipe fencing, with cross-fencing already in place to facilitate organized livestock management.

Water and utilities

The property is prepared for comfortable living with essential utilities. Well water provides water service to the home and other structures on the property from one of four possible wells located throughout the property. The other three are available to utilize should the new owner desire to activate them.

Wildlife and vegetation

Nature enthusiasts will delight in the abundant wildlife that frequents this property, including small game, turkey, and whitetail deer, offering exceptional opportunities for observation or hunting. The expansive acreage supports a variety of natural vegetation, providing a rich habitat for local fauna and contributing to the serene rural ambiance.

Current and potential use

Currently serving as a residential property, this acreage holds immense potential for diversification. Its generous size and existing equestrian amenities offer up good bones for a horse farm. Currently, cattle, horses, and donkeys make this place their home. The land also offers fantastic prospects for recreational activities, agricultural endeavors, or simply enjoying the peace and quiet of country living.

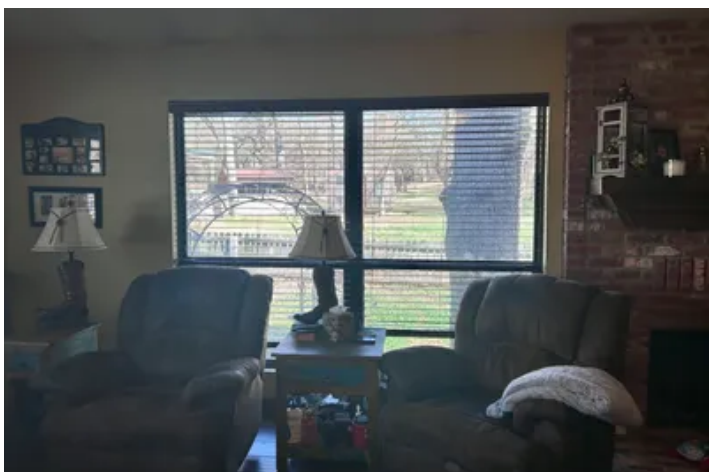
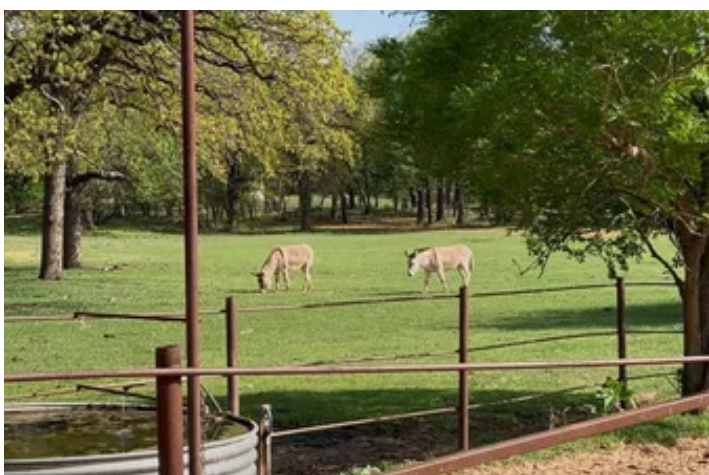
Access and easements

Access to the property is straightforward and convenient, with direct frontage on a well-maintained county road. This ensures ease of entry and exit for residents and visitors alike, connecting the private estate to the wider road network. Any easements present will be clearly defined, ensuring transparent property rights for the new owner.

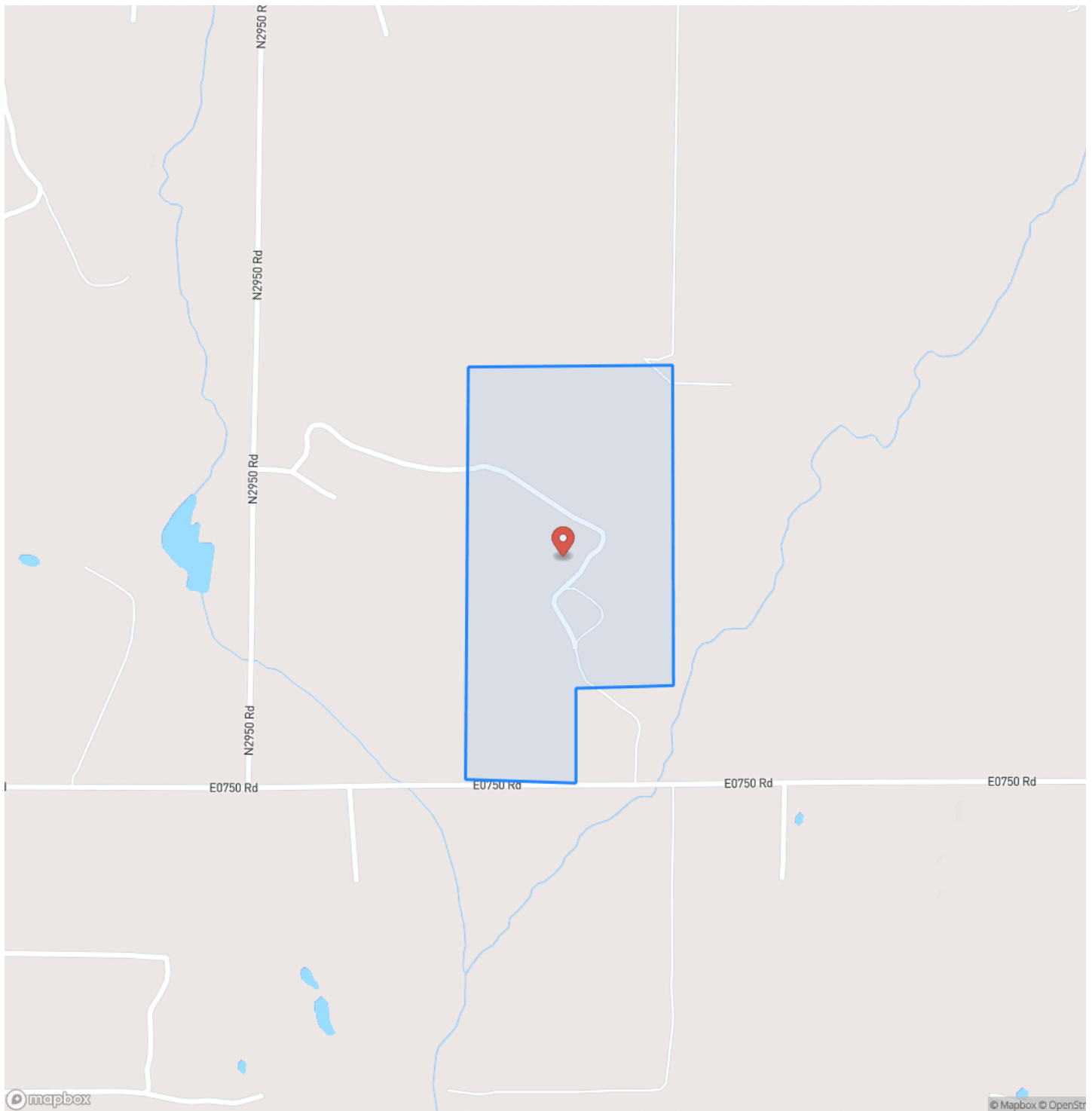
Showing instructions and contact

To experience the full potential of this exceptional property, please call the listing agent first to arrange your private showing. [\(405\)812-0214](tel:4058120214)

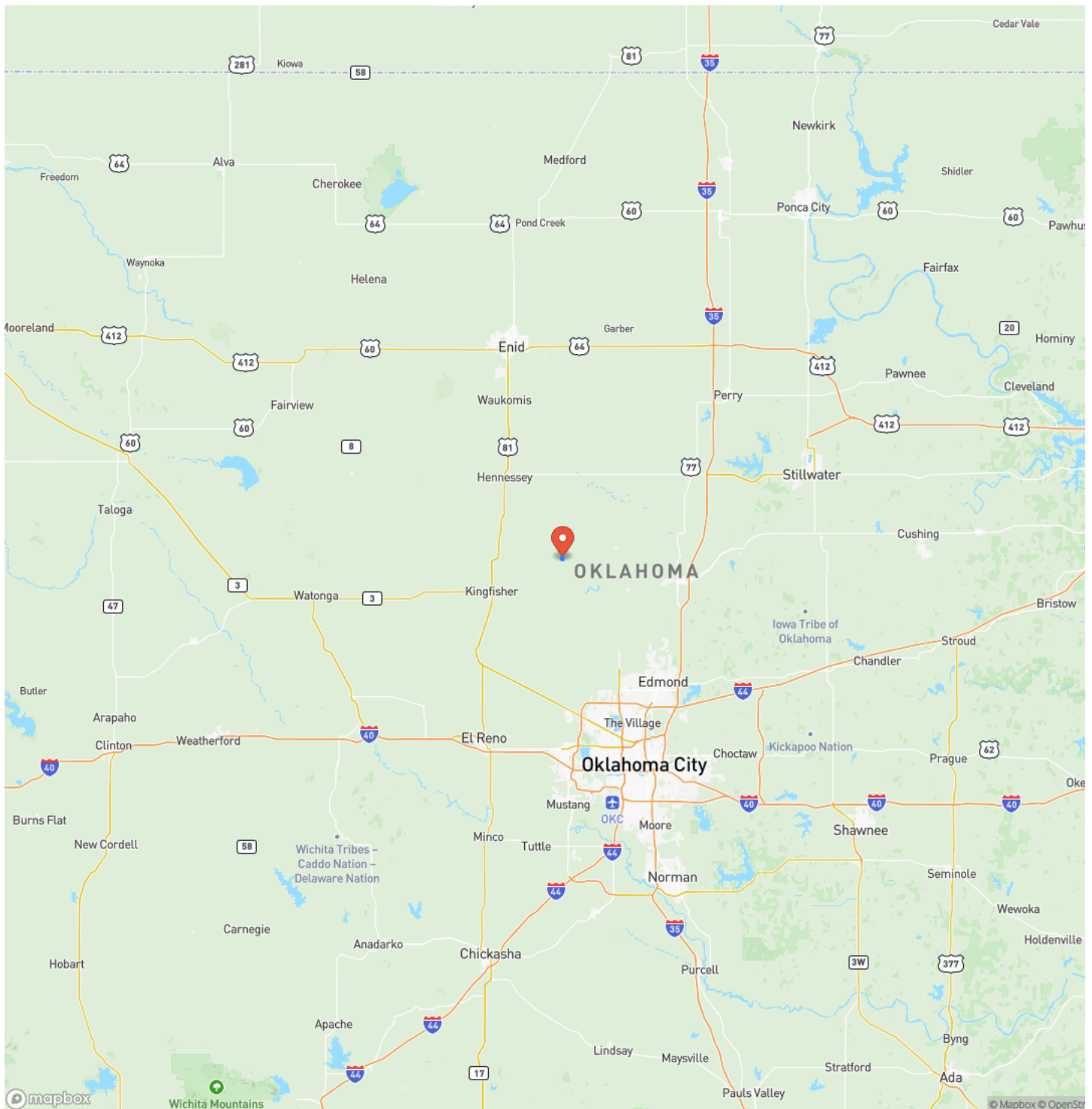
Matthews 72 Dover/Crescent
Crescent, OK / Kingfisher County



Locator Map



Locator Map



Satellite Map



**Matthews 72 Dover/Crescent
Crescent, OK / Kingfisher County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Gregory Ford

Mobile

(405) 812-0214

Email

gford@americas.land

Address

106 N Grand

City / State / Zip

Crescent, OK 73028

NOTES

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MORE INFO ONLINE:

<https://americas.land/>

NOTES

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.

DISCLAIMERS

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