

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

**\$675,000**  
71.63± Acres  
Kingfisher County



**Matthews 72 Dover/Crescent  
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**

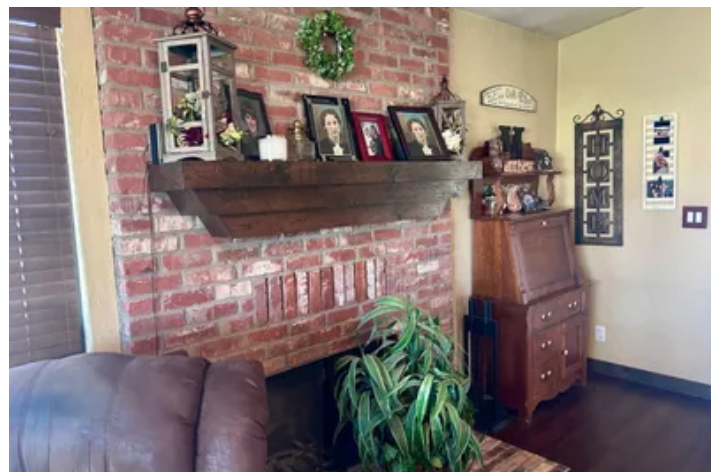
71.63

**Price**

\$675,000

**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 vibrant equestrian 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 the 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. While specific details on the water source are to be determined by the buyer, the area typically supports various options for reliable service. Prospective owners will have the flexibility to establish their preferred utility connections, ensuring modern conveniences are readily available.

### **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 ethical 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 make it an ideal setting for a horse farm. 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.

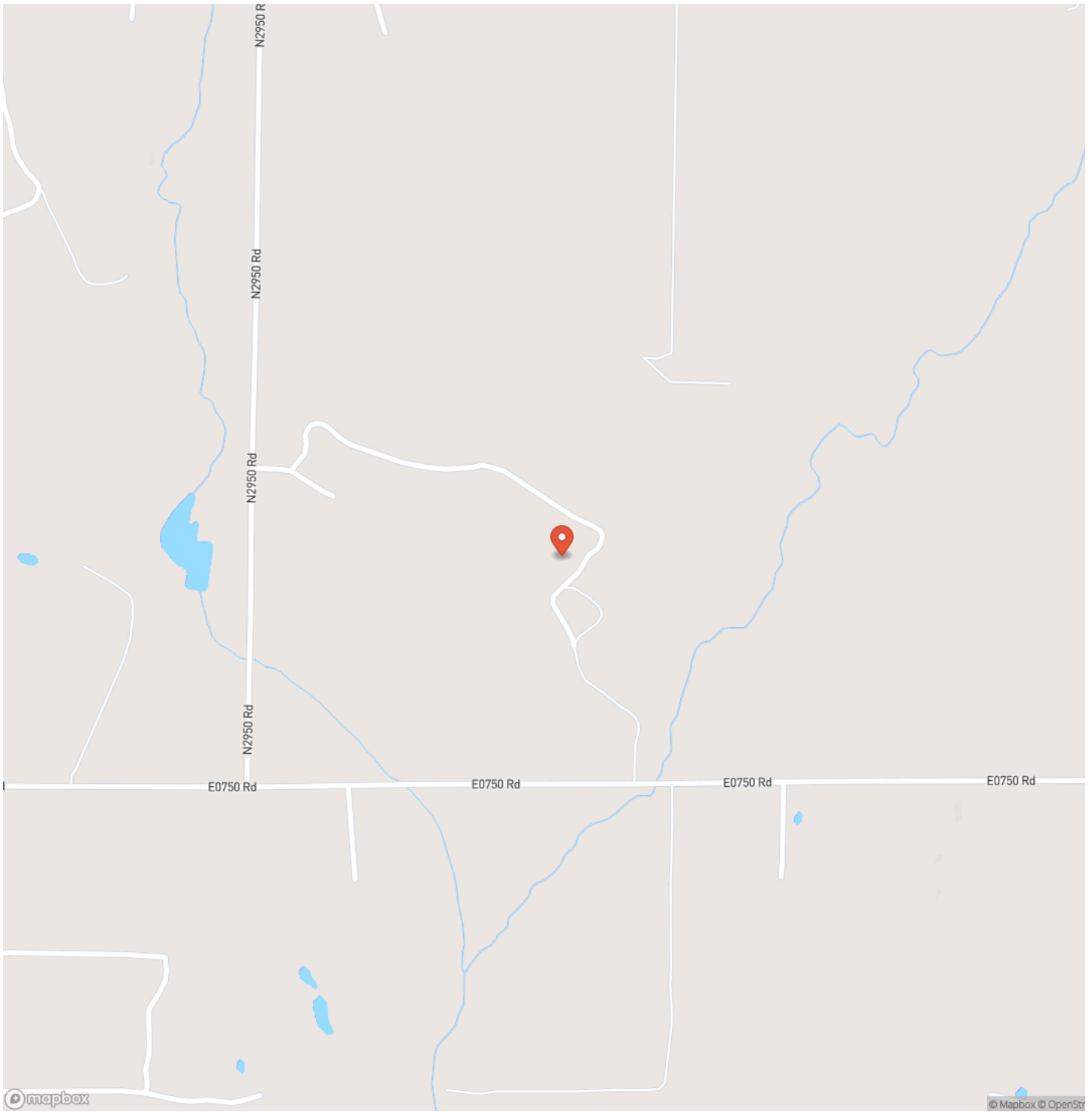
### **Showing instructions and contact**

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

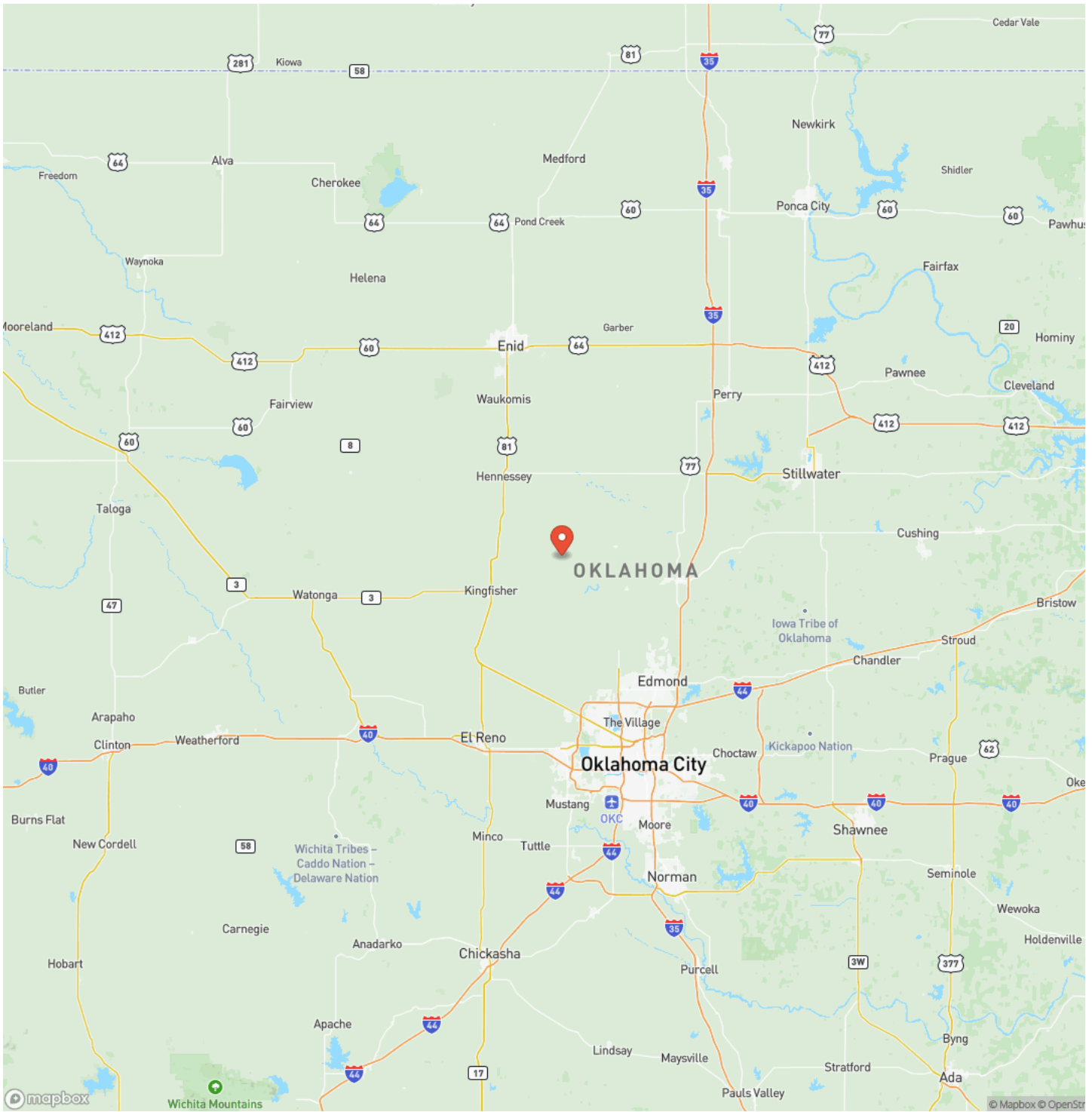
Matthews 72 Dover/Crescent  
Crescent, OK / Kingfisher County



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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