

Tract 2 of The Rock Ridge Ranch
0000 Rodeo Grounds Rd
Wright City, OK 74766

\$480,000
60± Acres
McCurtain County



Tract 2 of The Rock Ridge Ranch Wright City, OK / McCurtain County

SUMMARY

Address

0000 Rodeo Grounds Rd Tract 2

City, State Zip

Wright City, OK 74766

County

McCurtain County

Type

Farms, Ranches, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

34.0969 / -95.014

Acreage

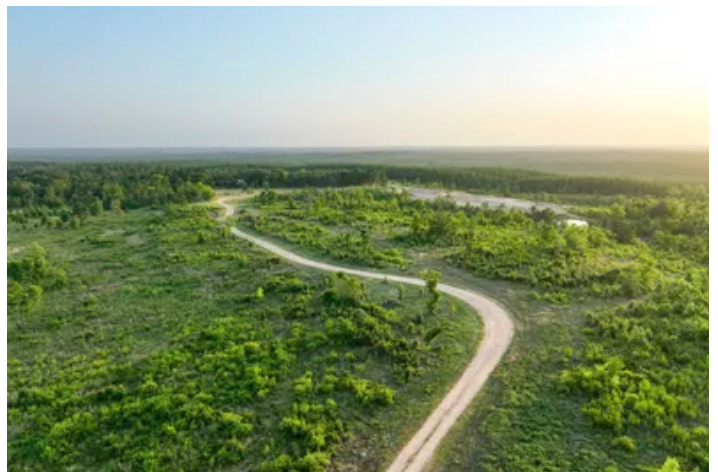
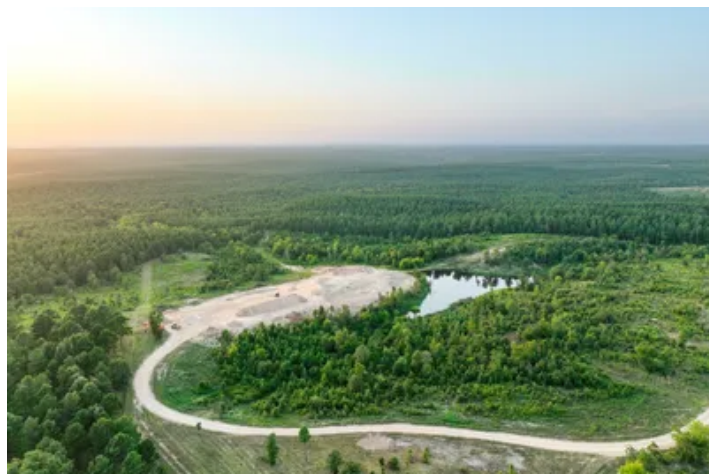
60

Price

\$480,000

Property Website

<https://arrowheadlandcompany.com/property/tract-2-of-the-rock-ridge-ranch-mccurtain-oklahoma/113197/>



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PROPERTY DESCRIPTION

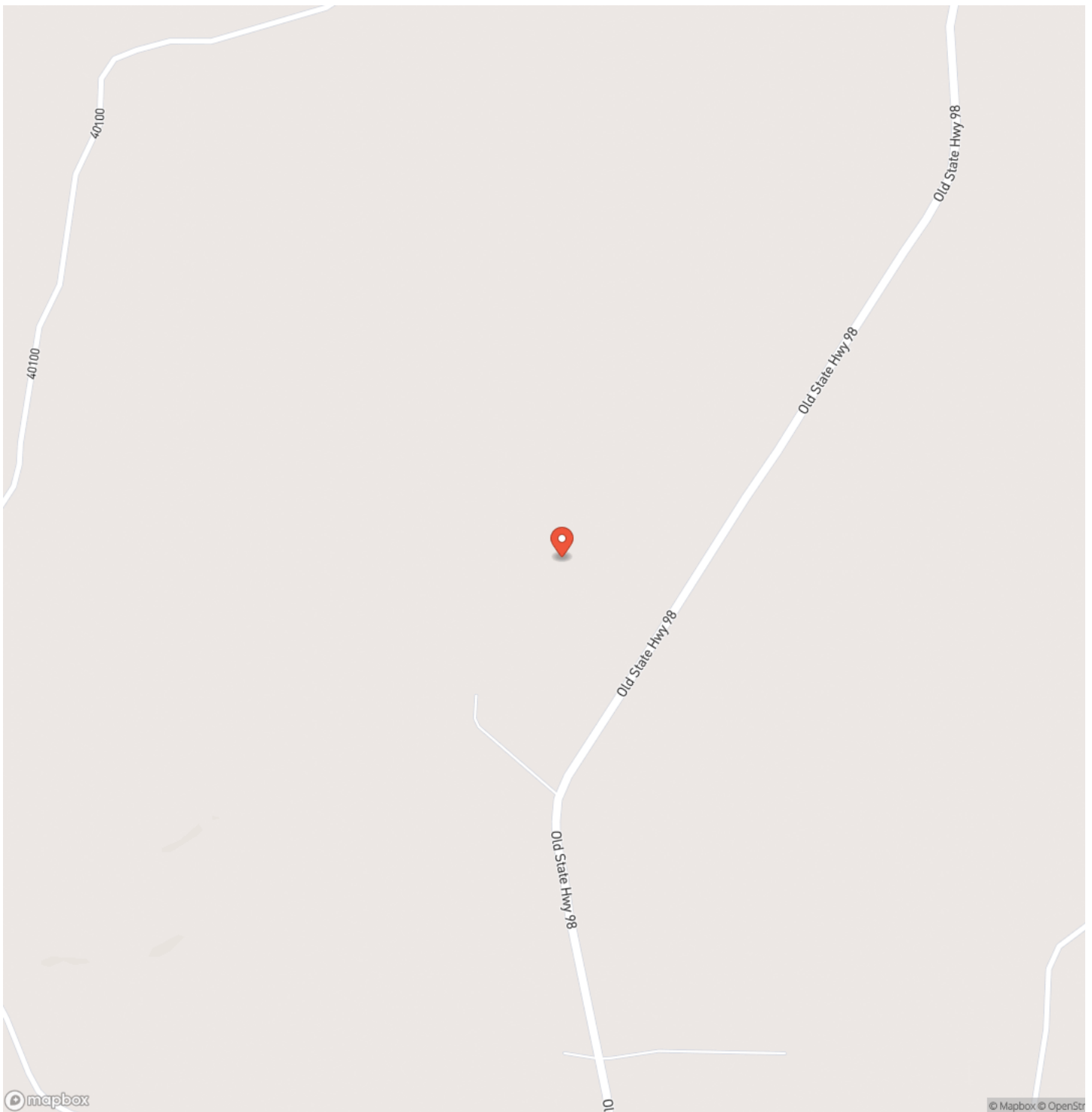
Located in McCurtain County, this 60+/- acre property offers excellent recreational opportunities and substantial income potential. This property also provides the opportunity to build a home while enjoying everything the land has to offer. Featuring a large pond that provides fishing opportunities while also serving as a valuable water source for wildlife and livestock. A major highlight of this property is that the mineral rights convey with the sale. Approximately 5+/- acres are currently permitted for gravel production, creating an established income-producing gravel pit, with an additional 30+/- acres offering the potential for future permitting and expanded income opportunities. The land consists of harvested timber areas surrounded by mature timber, creating excellent habitat diversity and providing ideal cover for wildlife. A cross fence adds flexibility for livestock use, while the mix of open areas and timber makes this property appealing for both recreation and hunting. With water and electricity already available at the road, this tract provides the opportunity to establish a homesite or weekend retreat. Offering outstanding whitetail deer and turkey hunting opportunities. An additional opportunity exists to join the adjoining 13,802-acre Weyerhaeuser lease, providing access to thousands of additional acres for hunting and recreation for approximately \$800 per year. The lease runs from May through May, with an October 1 enrollment deadline. With valuable mineral rights, gravel income potential, quality wildlife habitat, and convenient access, this McCurtain County property is a great fit for a recreational tract, hunting property, or land investment. Located 24+/- minutes from Broken Bow, 36+/- minutes from Clarksville and 33+/- minutes from Hochatown! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Zane Howard at [\(918\) 413-1280](tel:9184131280).

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.

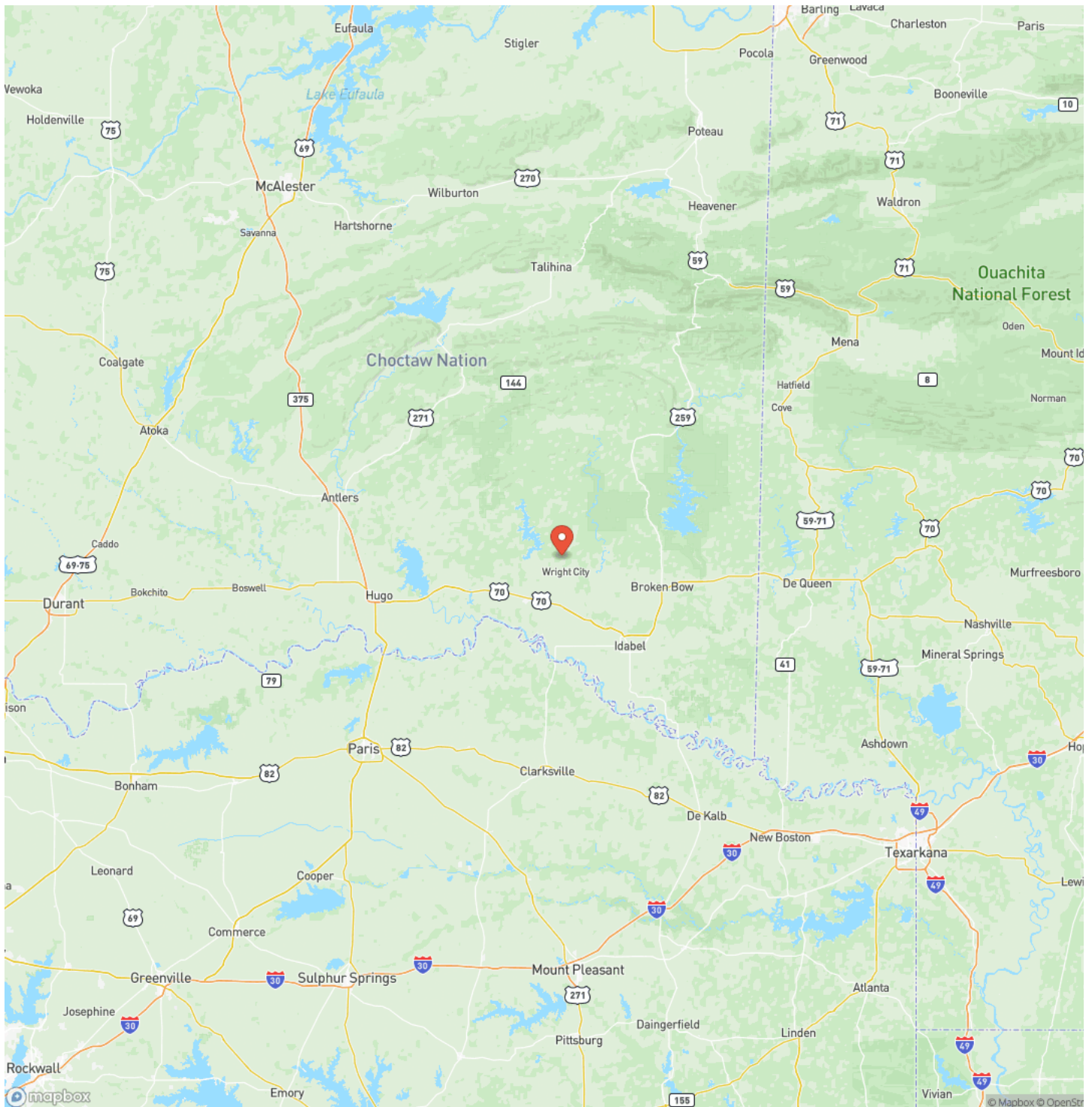
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Wright City, OK / McCurtain County



Locator Map



Locator Map



Satellite Map



**Tract 2 of The Rock Ridge Ranch
Wright City, OK / McCurtain County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Zane Howard

Mobile

(918) 413-1280

Email

zane.howard@arrowheadlandcompany.com

Address

City / State / Zip

Sapulpa, OK 74066

NOTES

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<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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