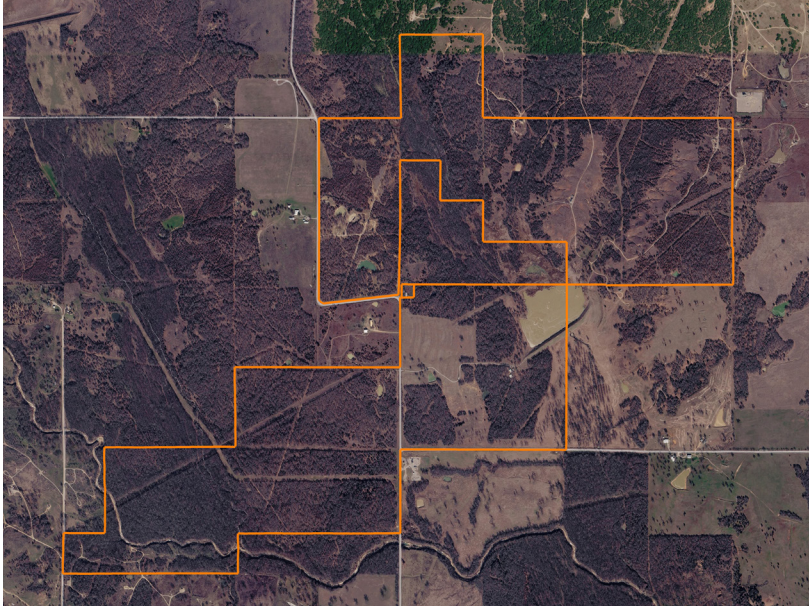


LAND FOR SALE

805 ACRES WHERE WHITETAIL, TURKEYS & WATERFOWL SHARE ONE RANCH

COUNTY: **CARTER**
STATE: **OKLAHOMA**
ACRES: **805**



PROPERTY FEATURES

- 3 creeks - Caddo, Flag Branch, and Russell Branch
- Fenced and cross-fenced
- Elevation: 878' to 991.5' (113.5' of topography)
- 9 ponds - multiple stocked with bass and bluegill
- 15.5 +/- acres of total surface water
- Caddo Creek site 3 reservoir (64% within property boundaries)
- 1,800 square foot open bay metal shop
- 48'x36' red iron shop
- 25 +/- acre pecan bottom
- Pockets of mature oak timber throughout
- Over 11 miles of accessible trails

For more information, contact:

BRADEN POLLARD, Land Agent

580.222.5265 | BPollard@MidwestLandGroup.com

MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, GA, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, ND, NE, OH, OK, SD, TN, TX, WI, and WY.