

Washita River Farm
County Street 2475
Carnegie, OK 73015

\$449,999
131± Acres
Caddo County



Washita River Farm
Carnegie, OK / Caddo County

SUMMARY

Address

County Street 2475 null

City, State Zip

Carnegie, OK 73015

County

Caddo County

Type

Farms, Hunting Land, Riverfront, Ranches

Latitude / Longitude

35.130692 / -98.574145

Acreage

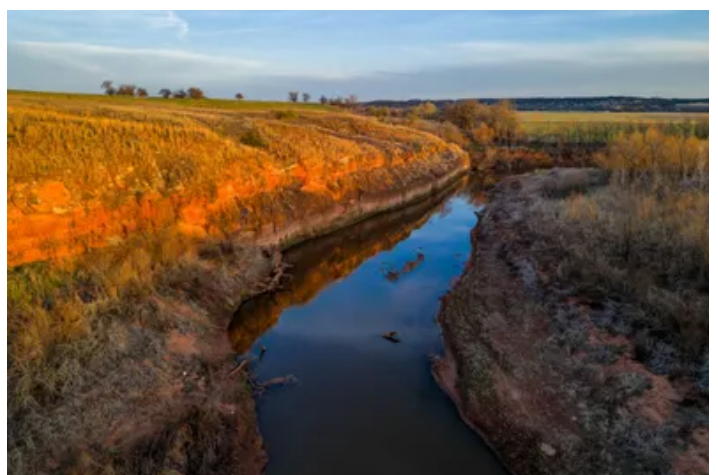
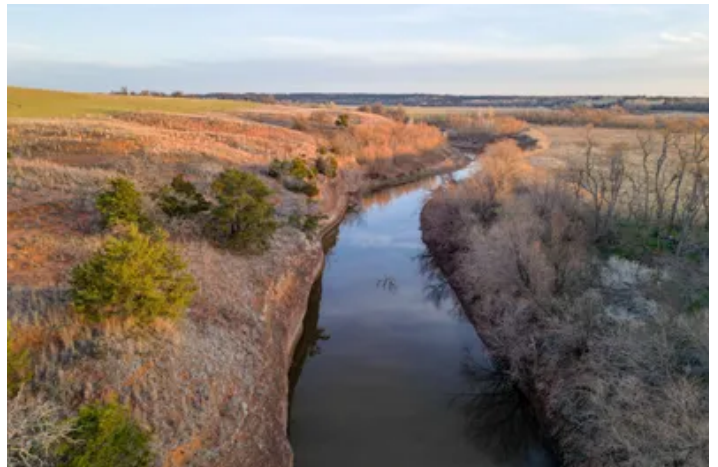
131

Price

\$449,999

Property Website

<https://greatplainslandcompany.com/detail/washita-river-farm/caddo/oklahoma/111211/>



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PROPERTY DESCRIPTION

This 131 +/- acre farm in Caddo County offers a rare opportunity to own productive agricultural land with exceptional recreational appeal, highlighted by over one-half mile of Washita River frontage. Properties along the Washita River seldom become available, making this an outstanding investment for anyone looking to combine livestock production, farming, hunting, and long-term land ownership in one property.

The farm features a balanced mix of open pasture, fertile river bottom ground, and mature timber along the river corridor. The upper portion of the property consists primarily of open grass pasture with ample room for grazing livestock or future agricultural improvements. The property is fully fenced and includes a cross fence that separates the pasture from the lower river bottom, allowing for efficient livestock management or rotational grazing. A solar-powered water well is already in place on the upper portion of the farm, providing a dependable water source without the need for utility service.

The lower portion of the property consists of productive tillable ground situated along the Washita River. This area offers excellent soils for farming while also creating outstanding wildlife habitat. The combination of crop ground, native vegetation, river frontage, and natural travel corridors attracts an abundance of deer, turkey, waterfowl, and other wildlife throughout the year. With more than one-half mile of river frontage, the property offers exceptional opportunities for duck hunting and other outdoor recreation that are difficult to find in today's market.

One of the most unique features of this farm is its impressive topography. With more than 80 feet of elevation change, the property provides beautiful overlooks with panoramic sunrise views across the Washita River valley. The rolling terrain adds both character and functionality, creating multiple potential homesites or cabin locations that capture the surrounding scenery while overlooking the river below.

Whether you're searching for a productive cattle operation, an income-producing farm, a premier hunting property, or a combination of all three, this Caddo County tract has the versatility to fit a wide variety of uses. The combination of productive pasture, tillable acreage, river frontage, established fencing, existing water infrastructure, and excellent wildlife habitat makes this a truly hard-to-find offering.

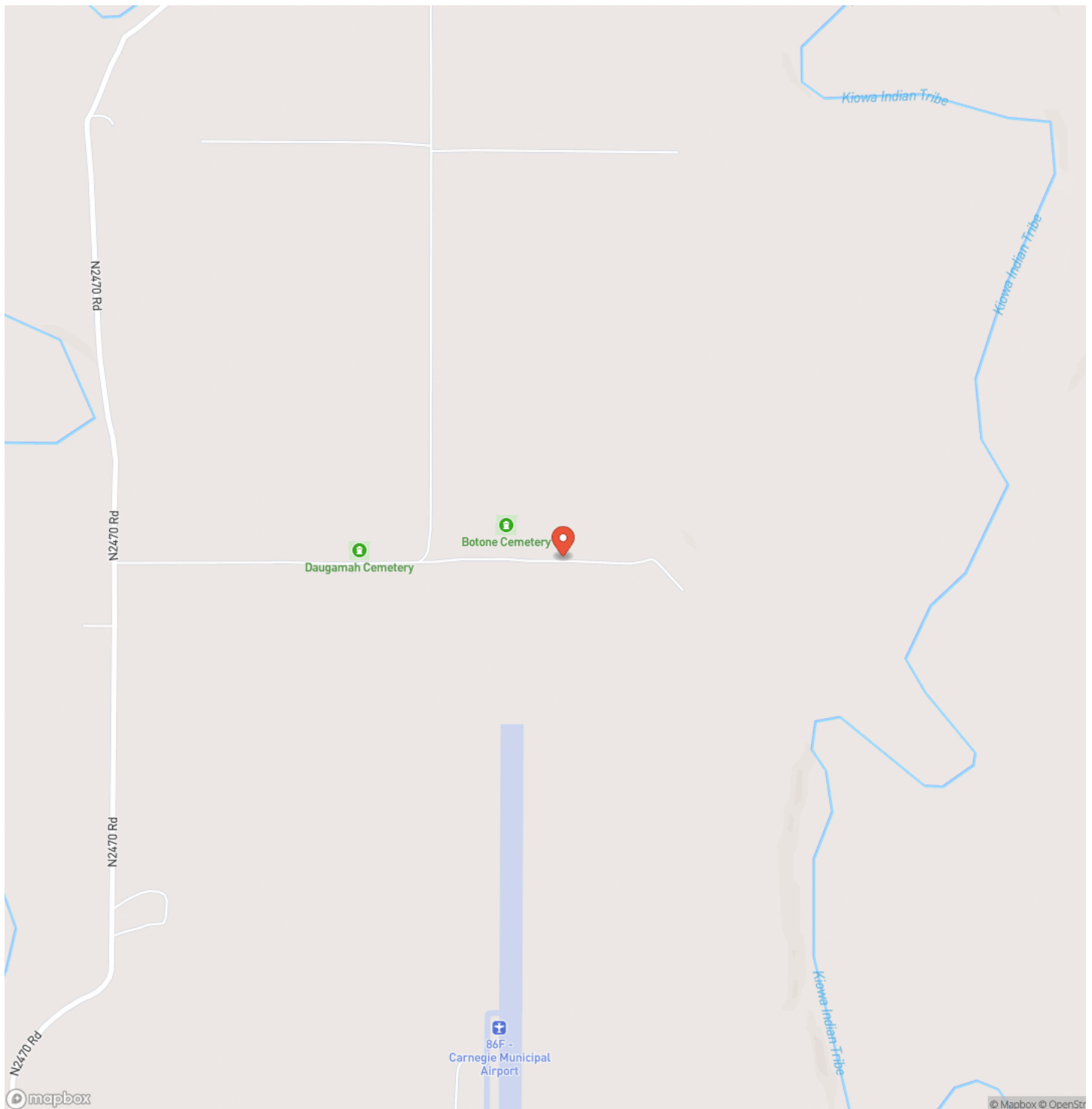
For more information or to schedule your private tour, contact Jordan Phillips at [\(405\) 664-5800](tel:4056645800).



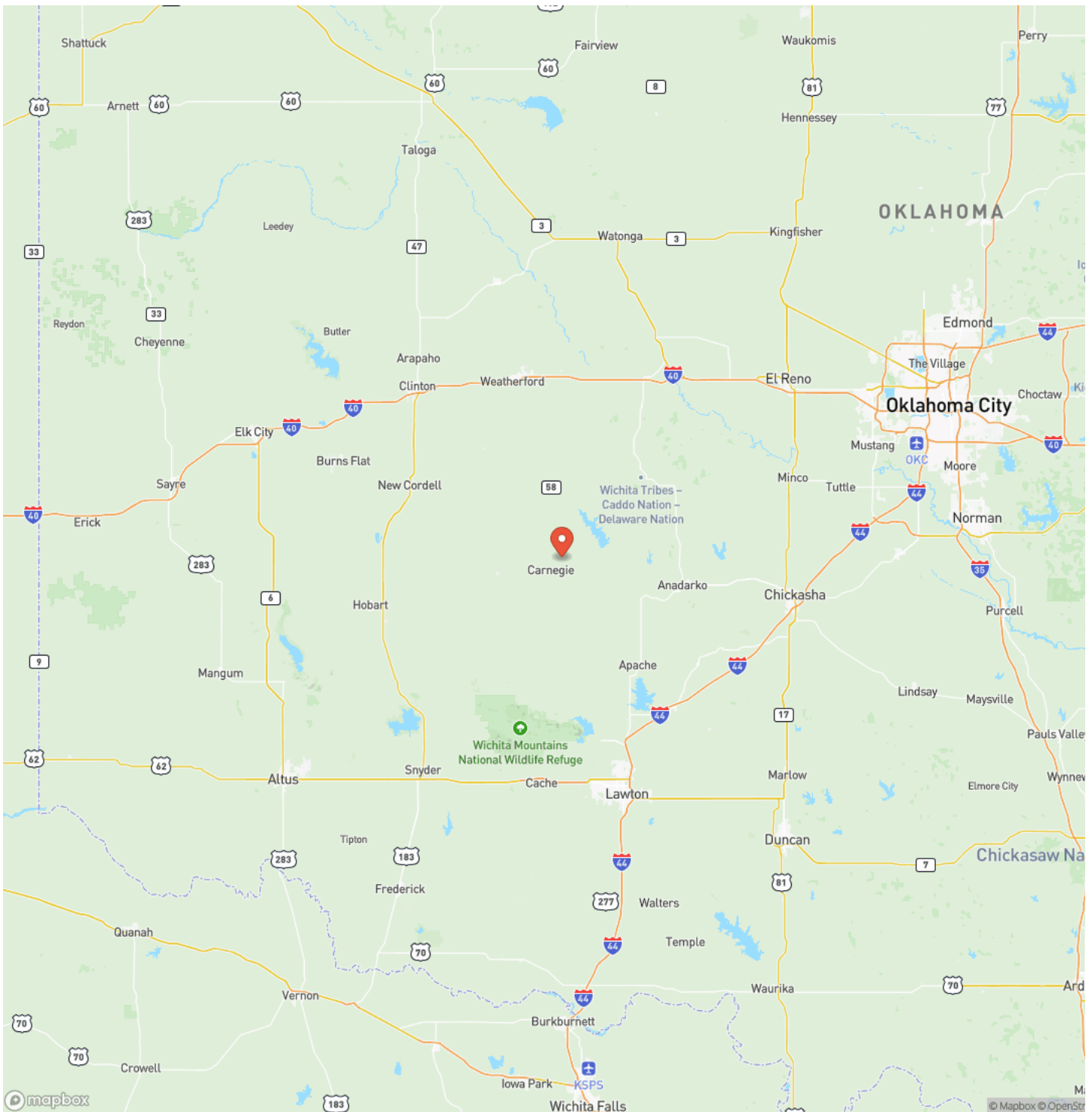
Washita River Farm
Carnegie, OK / Caddo County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jordan Phillips

Mobile

(405) 664-5800

Email

jordan@greatplains.land

Address

City / State / Zip

Oklahoma City, OK 73102

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

