

Hughes County 295 – Calvin, Oklahoma
4487 Highway 75
Calvin, OK 74531

\$900,000
295± Acres
Hughes County



Hughes County 295 - Calvin, Oklahoma
Calvin, OK / Hughes County

SUMMARY

Address

4487 Highway 75

City, State Zip

Calvin, OK 74531

County

Hughes County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.918449 / -96.248669

Acreage

295

Price

\$900,000

Property Website

<https://greatplainslandcompany.com/detail/hughes-county-295-calvin-oklahoma-hughes-oklahoma/98701/>



Hughes County 295 - Calvin, Oklahoma

Calvin, OK / Hughes County

PROPERTY DESCRIPTION

Hughes County 295 - Calvin, Oklahoma

Kale Crocker

Great Plains Land Company

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Property Overview

This is a rare opportunity to purchase **295± acres of vacant land** just south of Calvin, Oklahoma. The property is being split from a larger 320-acre tract and offers an outstanding combination of **cattle grazing, recreation, and hunting**. With excellent highway access, rolling elevation changes, and abundant water, this tract is extremely well-rounded and ready to enjoy. House and barns are not included, address is only for location of the property.

Surface rights only.

Location Highlights

- Located in Hughes County, Oklahoma
 - Approximately **3.5 miles south of Calvin, OK**
 - **~875 feet of frontage on Highway 75**
 - Gated entrance directly off the highway
 - Easy access for livestock, equipment, and recreational use
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Property Features

- **295± acres**
 - Approximately **150 acres of cleared pasture**
 - Rolling terrain with gradual elevation gain from front to back
 - Established trail system throughout the property
 - Elevated back portion offers **great views to the east**
 - Excellent layout for cattle, hunting, and recreation
-

Water, Fencing & Grazing

- **8 total ponds** across the property
- Ponds are **deep (approximately 15-30+ feet)** and have **never run dry** during current ownership
- Many ponds are **spring-fed**, very clear, and provide excellent fishing



- **3 rear ponds are cross-fenced** into separate pastures for rotational grazing
 - Additional cross fencing near the front of the property
 - Pipeline easements along the southern portion provide cleared travel corridors
-

Land, Grass & Wildlife

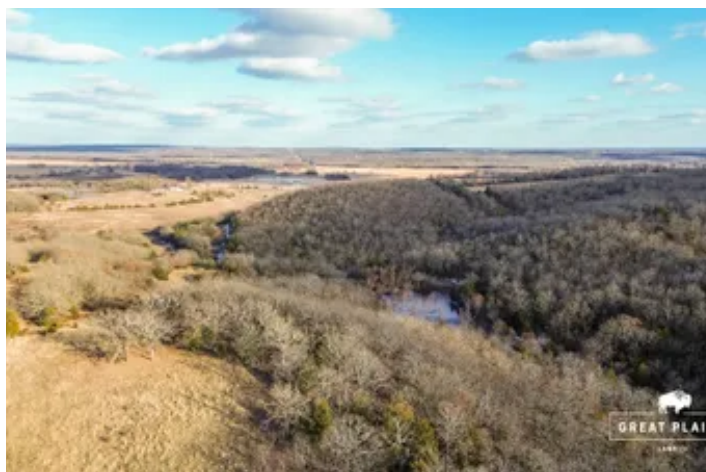
- Strong mix of native grasses including:
 - Big bluestem
 - Little bluestem
 - Switchgrass
 - Bermuda
 - Excellent habitat for **whitetail deer and turkey**
 - Quail have been observed on the property
 - Elevation changes, cover, and water create ideal wildlife habitat
-

Why You'll Love It

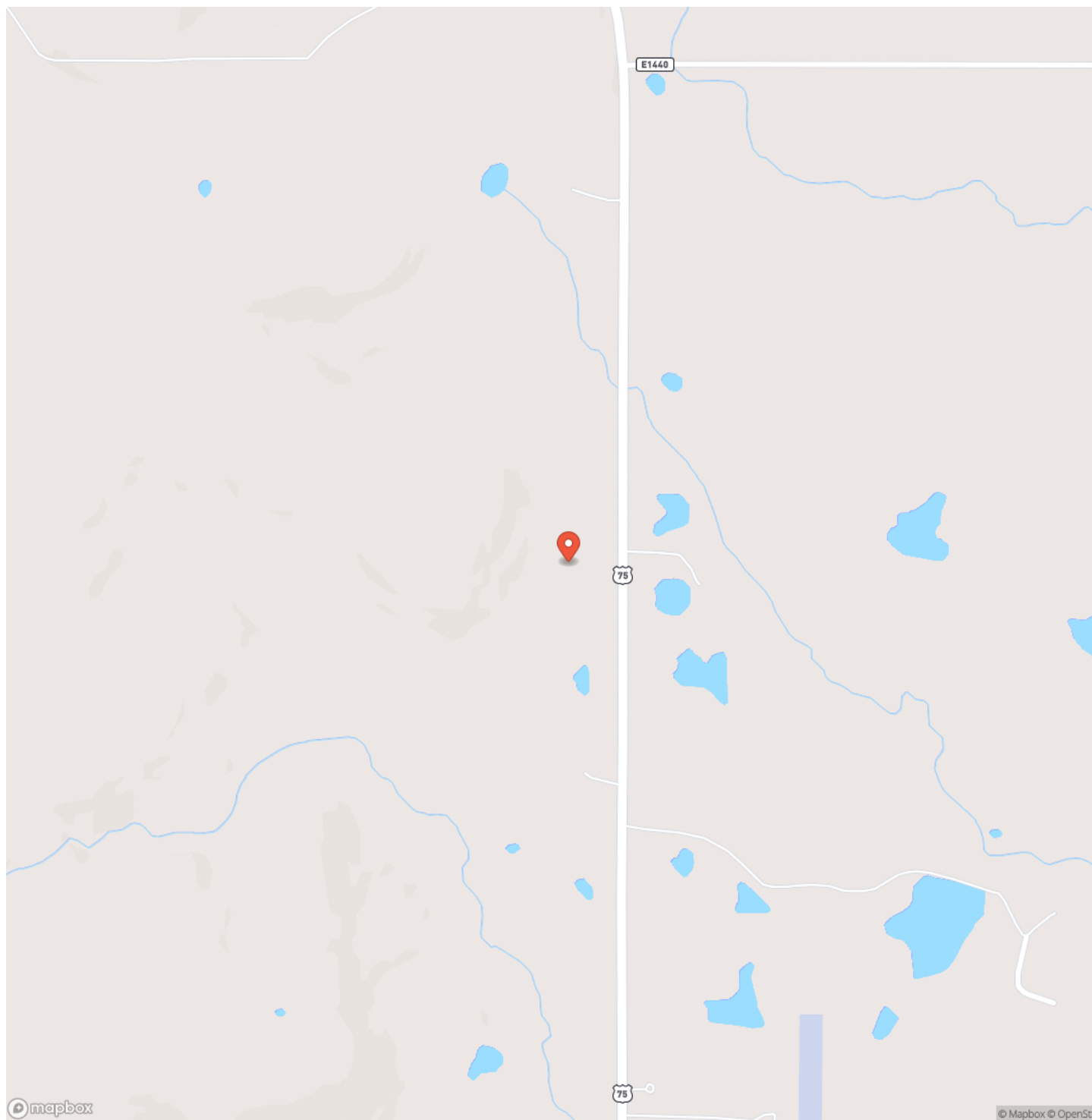
This property offers a rare blend of **highway access, dependable water, good grass, cross fencing, and strong recreational value.** Whether you're running cattle, hunting, fishing, or simply enjoying the views and trail system, this ranch is set up to be enjoyed immediately.



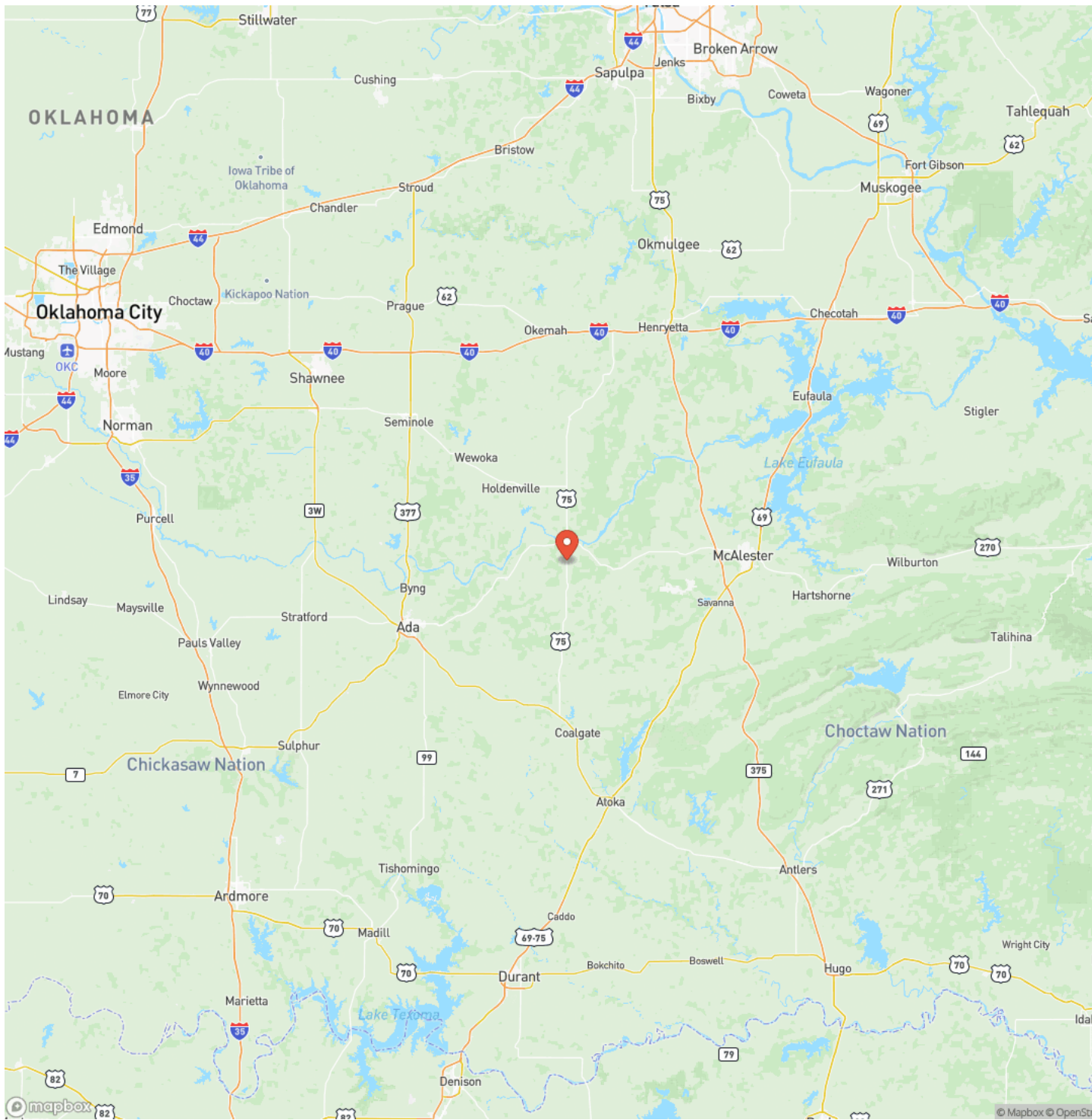
Hughes County 295 - Calvin, Oklahoma
Calvin, OK / Hughes County



Locator Map



Locator Map



Satellite Map



Hughes County 295 - Calvin, Oklahoma

Calvin, OK / Hughes County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

Mobile

(580) 216-8160

Email

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Address

City / State / Zip

Stillwater, OK 74074

NOTES

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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

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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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