

Hammer 440



This 440 acre property is located in Delaware County at 46421 South 710 Rd, Jay, OK 74346. A property like this does not come available very often. Having a 60/40 mix of wooded to open makes this farm very desirable from a recreational or cattle operation stand point. If you decide not to run cattle the fields can be hayed with no issues. Grass has a good mix of bermuda, crabgrass, and fescue. The metal building has a finished 700 Sq. Ft. apartment built in 2020 that is heated and cooled along with a 30X40 attached garage. The cattle working pin is attached to the metal building and is state of the art. Fencing on this farm is 8 strand in most places and the 2 wells provide water to automatic tire waterers that are scattered throughout. Spavinaw Creek runs through the property approximately 1/2 a mile on the southern border. The hunting on this property is phenomenal for whitetail deer, small game like rabbit and squirrel, while seeing turkey on a regular basis. A well designed trail system is in place that will lead you to pocket fields, food plots, and throughout the timber. Another benefit to this property is that it can be accessed from the north or the southeast corner. The seller has put a lot of work into the farm and it shows. All oil and gas rights, mineral rights, and water rights will convey to the buyer. Call Chris Hinkle at 620-215-0033 to schedule your showing.

Property Details :

Price : \$1,826,000

County : Delaware

Acreage : 440.0000

Address : 46421 S 710 RD

Location :



