

For Sale

770± ACRE

IRRIGATED FARM & HUNTING RANCH



HAWORTH, OK



AltaTerra
REALTY AND AUCTION LLC



Property Location: CR D475, Haworth, OK 74740
Contact For Pricing

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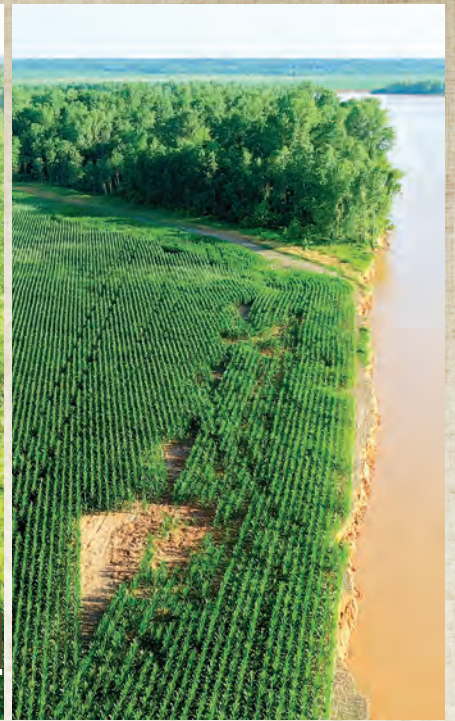
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Kim Ross, REALTOR®/Auctioneer
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HAWORTH, OK



This exceptional 770± acre property along Oklahoma's fertile Red River bottomlands offers a rare combination of productive farmland and recreational opportunities, featuring over 450± acres of pivot-irrigated land with premium Class II & III soils. The income-producing farm includes mature timber, native pecan groves, and prime wildlife habitat, creating an ideal legacy holding for agricultural operation and outdoor recreation. Strategically located near Idabel, Oklahoma, and a short drive from Paris, Texas, this large-scale property represents an outstanding investment opportunity that combines proven productivity with natural beauty.



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770[±] ACRES



Agricultural Highlights

Most tillable acres lie under multiple center-pivot systems fed by high-output irrigation wells, allowing for reliable, high-yield production. The soil profile includes Miller Clay Loam, Binger Fine Sandy Loam, Wilson Silt Loam, and Yahola Loam — each offering strong water retention, root development, and consistency across growing seasons. These soils support farming for:

- Corn
- Soybeans
- Wheat
- Cotton
- Bermuda and forage blends

Recreation & Hunting

The natural sloughs, timbered draws, and brushy edges contribute to a balanced recreational landscape, ideal for wildlife management and year-round enjoyment. This property offers outstanding hunting in a region well-known for quality wildlife.

- Trophy whitetail deer
- Wild turkey
- Migratory ducks, including mallards, pintail, and teal
- Feral hogs
- Small game and waterfowl habitat

Over one mile of Red River frontage adds value for fishing, ATV riding, and future cabin or lodge development.

Timber, Pecan, and Wildlife Habitat

The farm is improved with stands of mature native pecan trees and diverse hardwoods, including oak, elm, hickory, ash, and sycamore. These wooded areas provide seasonal income potential and serve as excellent bedding, travel corridors, and browse for game.



Location & Accessibility

- 15[±] miles from Idabel, OK
- 60[±] miles from Paris, TX
- 150[±] miles from the Dallas-Fort Worth Metroplex
- Excellent access via county roads
 - Proximity to agricultural infrastructure, including:
 - Southeast Feed – Idabel, OK
 - Craig Feed Mill – Broken Bow, OK
 - Valley Feed Mill & Big Country Farm Center – Paris, TX



Additional Potential

- The region has a history of oil and gas activity, and the property's location along the Red River could present future opportunities for mineral leasing, fracking, or conservation income. There are currently no active leases, preserving full flexibility for the buyer.
- The farm's flat to gently rolling terrain, well-drained fields, and long growing season enhance productivity. Whether farmed directly or leased, this is a turn-key irrigated operation with strong ROI potential.

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SCAN FOR MAP,
VIDEO, & PHOTOS



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