

Canton Lake Tract

Fairview, OK
160 acres



Cross Timbers Land

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Location:

- 2 miles to Canton Wildlife Management Area
- 15 miles to Fairview, OK
- 25 miles to Gloss Mountain State Park
- 100 miles to OKC, OK
- 150 miles to Tulsa, OK
- 165 miles to Wichita, KS

Description-

This Northwest Oklahoma property is located west of Fairview in Major County within easy driving distance of Oklahoma City. The rolling topography and scattered trees make this a very eye-appealing property. County road frontage along three sides provides good access to the 160 acres two miles south of Hwy 60. Approximately 75 acres is planted in wheat. There is one windmill and one pond and the fences are in excellent condition with new metal gates. There is one well site.





Canton Lake and Canton Lake Wildlife Management Area-

Canton Lake covers 7,900 acres. The gently sloping land to the water's edge gives visitors easy access to Canton Lake for many types of recreation, both on the lake and along the scenic shoreline. The lake provides several species of fish, including largemouth bass, white bass, channel catfish, crappie and walleye. Canton has become the primary source of walleye eggs for incubation and stocking of other state lakes. Since 1968, community leaders and local merchants have promoted the Annual Walleye Rodeo which includes cash prizes and a host of other festivities which attract fishermen from Oklahoma and surrounding states. Canton Wildlife Management Area, located along the north and west portion of the lake, covers 16,775 acres of land forested with post oak blackjack timber on the uplands and Cottonwood, Chittam Wood, Elm and Hackberry in the bottomlands. The area provides some of the best hunting in the state and is located 1.5 miles south of the 160 acres. Approximately 2,000 acres are planted to wildlife foods such as maize, wheat and other grains for quail, turkey, rabbit, squirrel, dove, deer, waterfowl and other game. Additional facilities include boat ramps, picnic areas, RV and tent campsites, drinking water, group shelters, restrooms, showers, swimming beaches, electric outlets, concession services, and nature trails.



Whether you are looking for a weekend recreational property or a home site, this 160 acres is perfect for you. The good sandy soils, abundant ground water and easy access combine to make a great property worth looking at. Several nearby state parks include Alabaster Caverns, Roman Nose State Park and Boiling Springs State Park. The annual precipitation for Major County is 24-28 inches. If you are interested in grazing cattle, 300 additional acres can be purchased 2 miles north on Hwy 60. Please call for additional maps and information.



Taxes: Approximately \$ 234 per annum

Price: \$172,000

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