

Online Auction April 23rd - 30th 2:00pm Hopeton 2
Tillable Quarters S/2 sec. 35-T26N-R14W
000
Alva, OK 73717

\$123,456
308± Acres
Woods County



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Alva, OK / Woods County**

SUMMARY

Address

000

City, State Zip

Alva, OK 73717

County

Woods County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

36.684234 / -98.675201

Acreage

308

Price

\$123,456

Property Website

<https://greatplainslandcompany.com/detail/online-auction-april-23rd-30th-2-00pm-hopeton-2-tillable-quarters-s-2-sec-35-t26n-r14w-woods-oklahoma/77698/>



PROPERTY DESCRIPTION

Hopeton 2 Quarters – S/2 sec. 35-T26N-R14W 308+/- Acres of Highly Productive Farmland

This 308+/- acre farm near **Hopeton, Oklahoma**, offers **exceptional tillable ground** with **prime access to Highway 281**, making it a **highly efficient and productive agricultural asset**. With **above-average soil productivity, good precipitation totals, and excellent transportation access**, this farm is well-suited for **serious farming operations** looking to expand.

Farm Productivity & Soil Quality

- **Highly productive soils** with an **NCCPI average of 43.7**, well above the **county average of 35**.
- **Predominantly loamy soils**, classified between **Class I and Class III**, ensuring **excellent water retention and strong yield potential**.
- **Annual precipitation just under 30 inches**, supporting consistent crop production.

Base Acres & Crop Yield Data

- **Field 1: 158 +/- acres**
 - **155 base acres** (Wheat base: **155 acres**)
 - **PLC yield: 30**
- **Field 2: 149.52 +/- acres**
 - **Effective base acres: 141.74**
 - **Wheat base: 133.10 acres (PLC yield: 36)**
 - **Soybean base: 8.61 acres (PLC yield: 10)**

These strong base acres and PLC yields make this farm a **highly valuable grain-producing property**, with a **proven track record of consistent production**.

Strategic Location for Efficient Farming Operations

- **Highway 281 frontage** along the eastern boundary provides **fast, direct access to elevators and markets**.
- **County road access along the southern boundary** enhances transportation flexibility.
- Proximity to **Hopeton, Dacoma, and Alva** allows for **multiple grain marketing options**, reducing hauling costs.
- **Power availability along the southern border** offers potential for infrastructure improvements.

Additional Features

- **Railroad tracks** along the **northern boundary**.
- **Tributary of Eagle Chief Creek** in the **northwest corner** adds natural diversity but does not significantly impact tillable acres.
- **Wildlife presence**, including **deer and upland game**, offers **additional value** to the property.

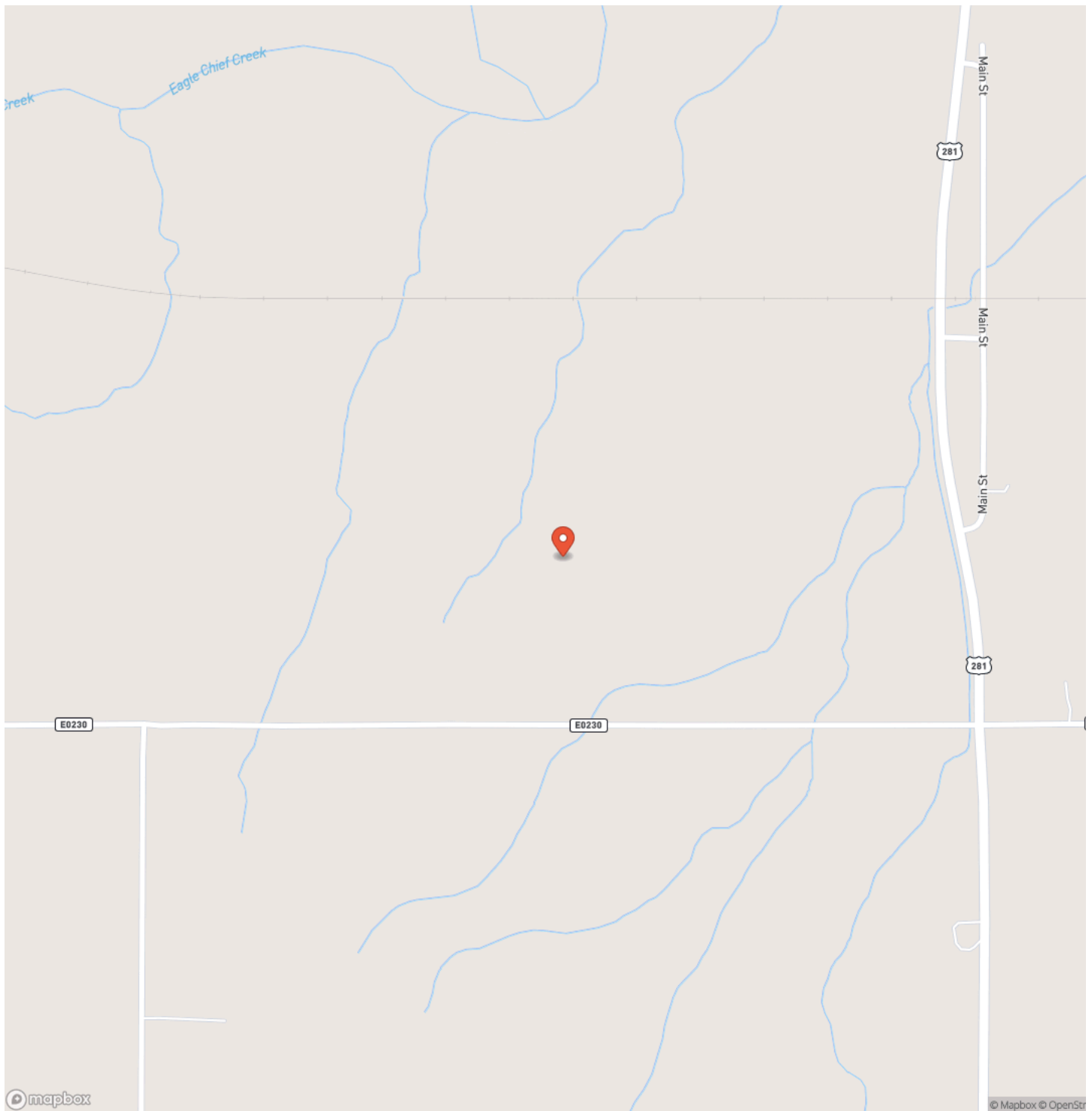
Conclusion

This **high-quality farm** combines **strong crop production capabilities, excellent soil, and unmatched access to markets**. Whether you're looking to **expand your current farming operation, invest in premium farmland, or secure a steady source of rental income**, these two tracts provide **a rare opportunity in a prime agricultural region**.

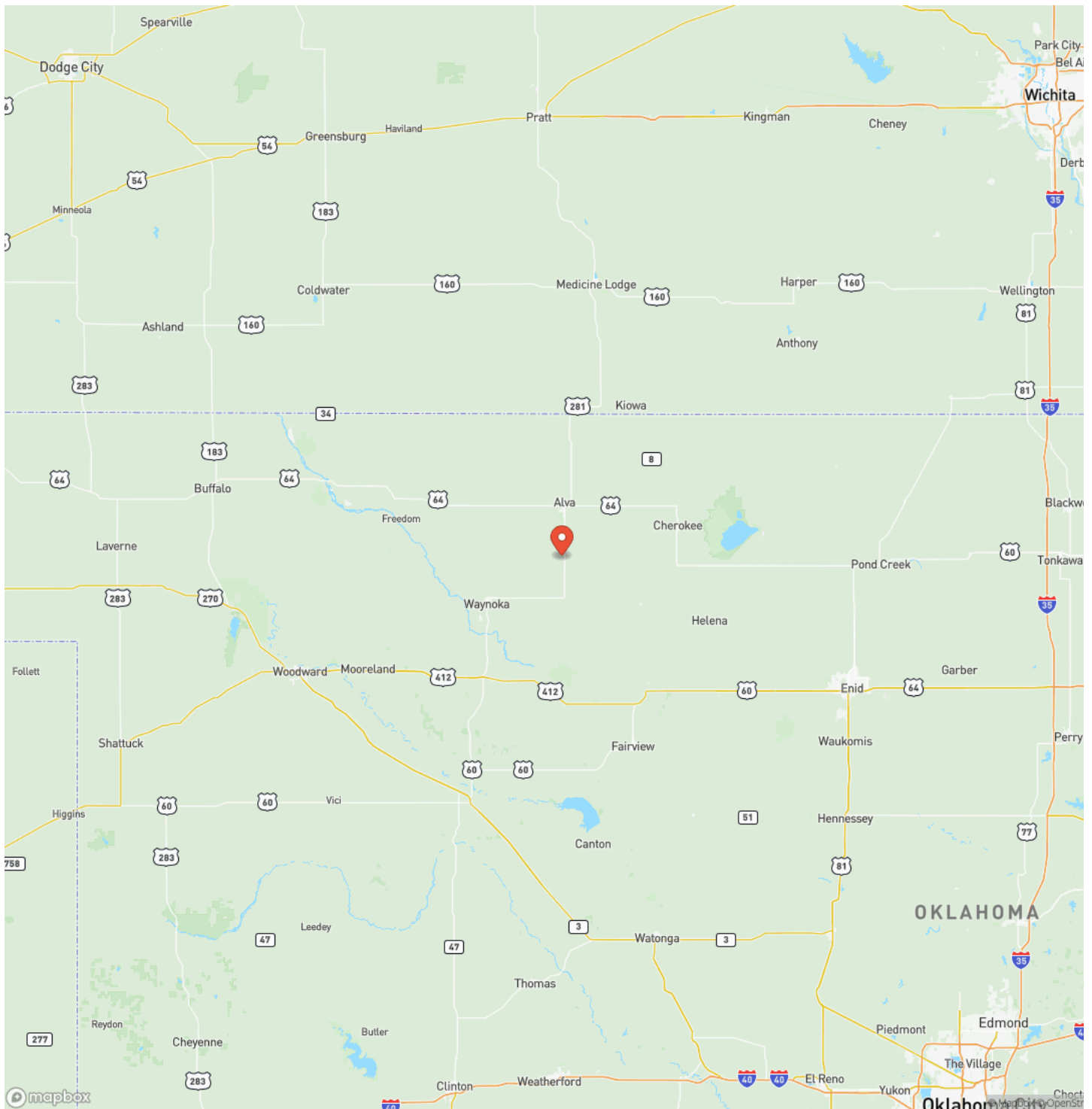
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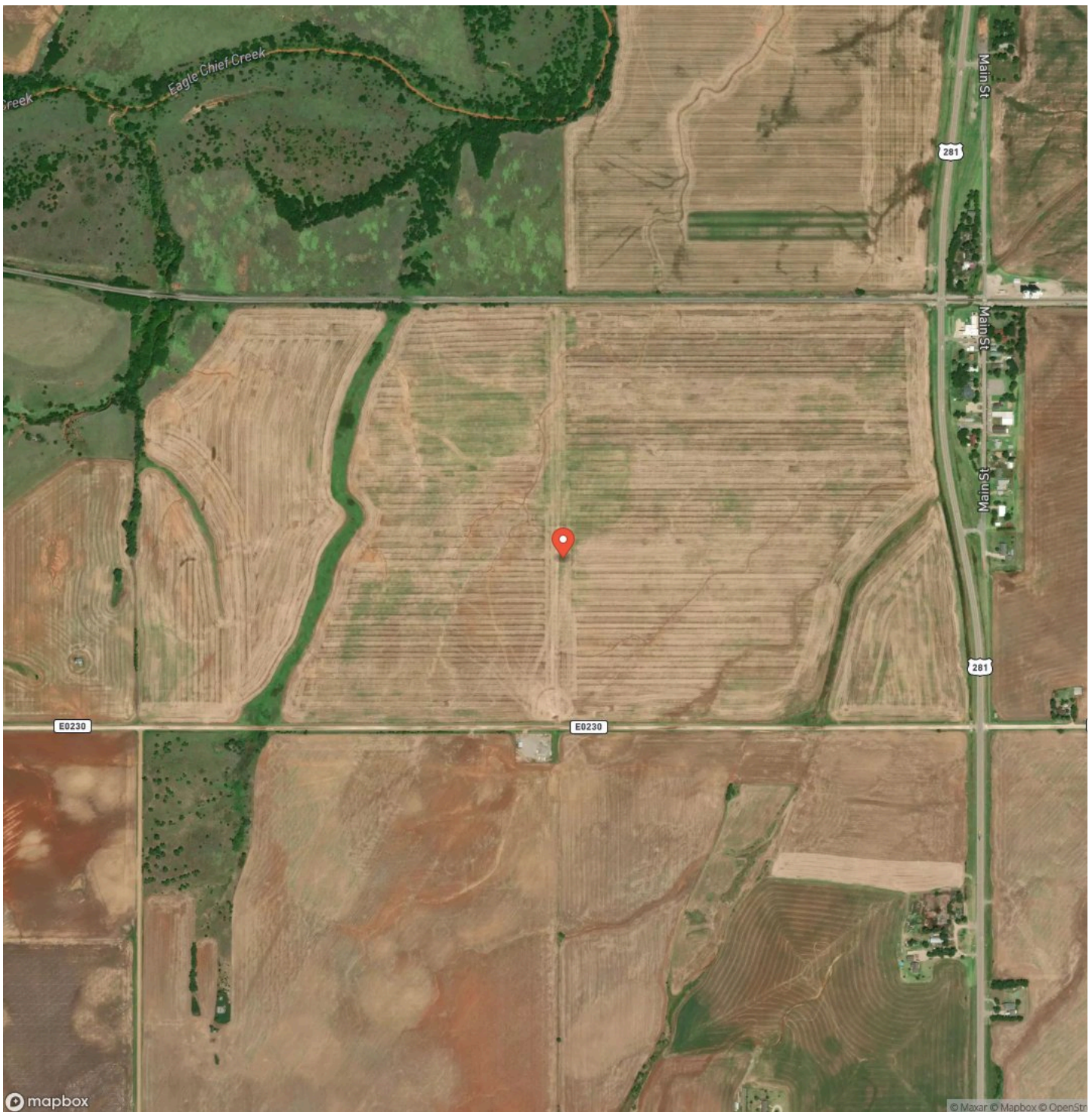
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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MORE INFO ONLINE:
greatplainslandcompany.com

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