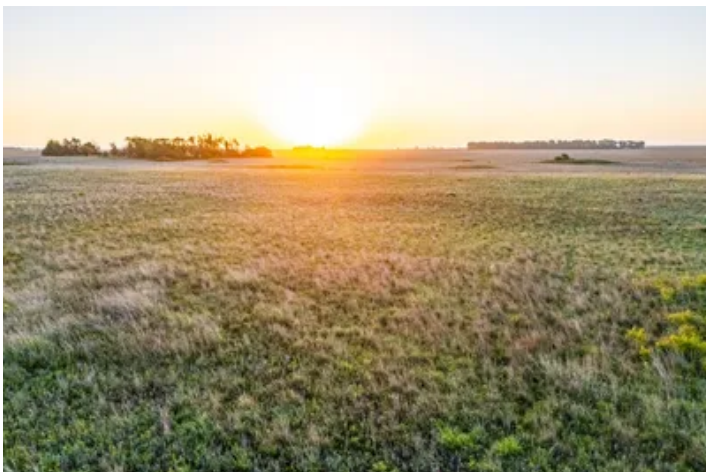


**Tipton Highway Frontage**  
00 N 2180 Rd  
Tipton, OK 73570

**\$350,000**  
153.800± Acres  
Tillman County



**Tipton Highway Frontage**  
**Tipton, OK / Tillman County**

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**SUMMARY**

**Address**

00 N 2180 Rd

**City, State Zip**

Tipton, OK 73570

**County**

Tillman County

**Type**

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

**Latitude / Longitude**

34.5037 / -99.0812

**Acreage**

153.800

**Price**

\$350,000

**Property Website**

<https://arrowheadlandcompany.com/property/tipton-highway-frontage-tillman-oklahoma/110385/>



## Tipton Highway Frontage Tipton, OK / Tillman County

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### **PROPERTY DESCRIPTION**

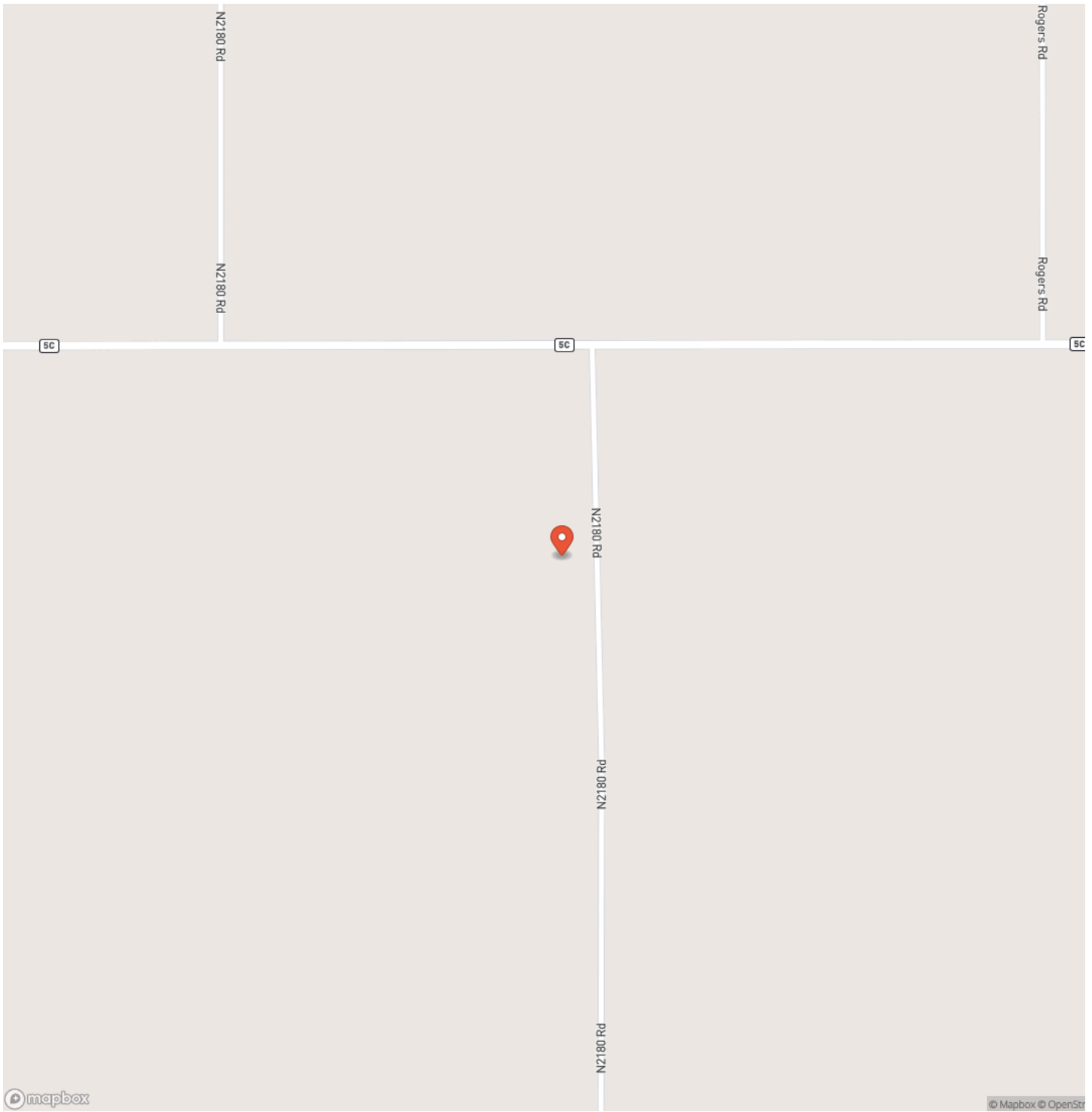
Take a look at this 152.8 +/- acre tract situated in a strong agricultural region of Tillman County, Oklahoma! The property showcases solid grazing or farming opportunities and great build potential as well! With frontage along Highway 5C on the north side and county road frontage on the east side, access is made easy! On the east side of the property is a nice buildsite with both electricity and water on-site. The landscape is predominantly flat to gently rolling, creating an attractive mix of open grassland and scattered tree cover. These scattered pockets of trees not only add character to the property but also provide great habitat for wildlife. While touring the property, multiple coveys of quail and several deer were observed, highlighting the area's strong hunting and wildlife appeal! Although the property is currently suited for grazing, it also presents the opportunity to be converted into productive tillable acreage. The combination of favorable topography, wildlife presence, desirable location, and agricultural/build potential makes this property an attractive investment for ranchers, farmers, or recreational buyers! This property is located just +/- 6 minutes from Tipton, OK, +/- 16 minutes from Frederick, OK, and +/- 25 minutes from Altus, OK. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

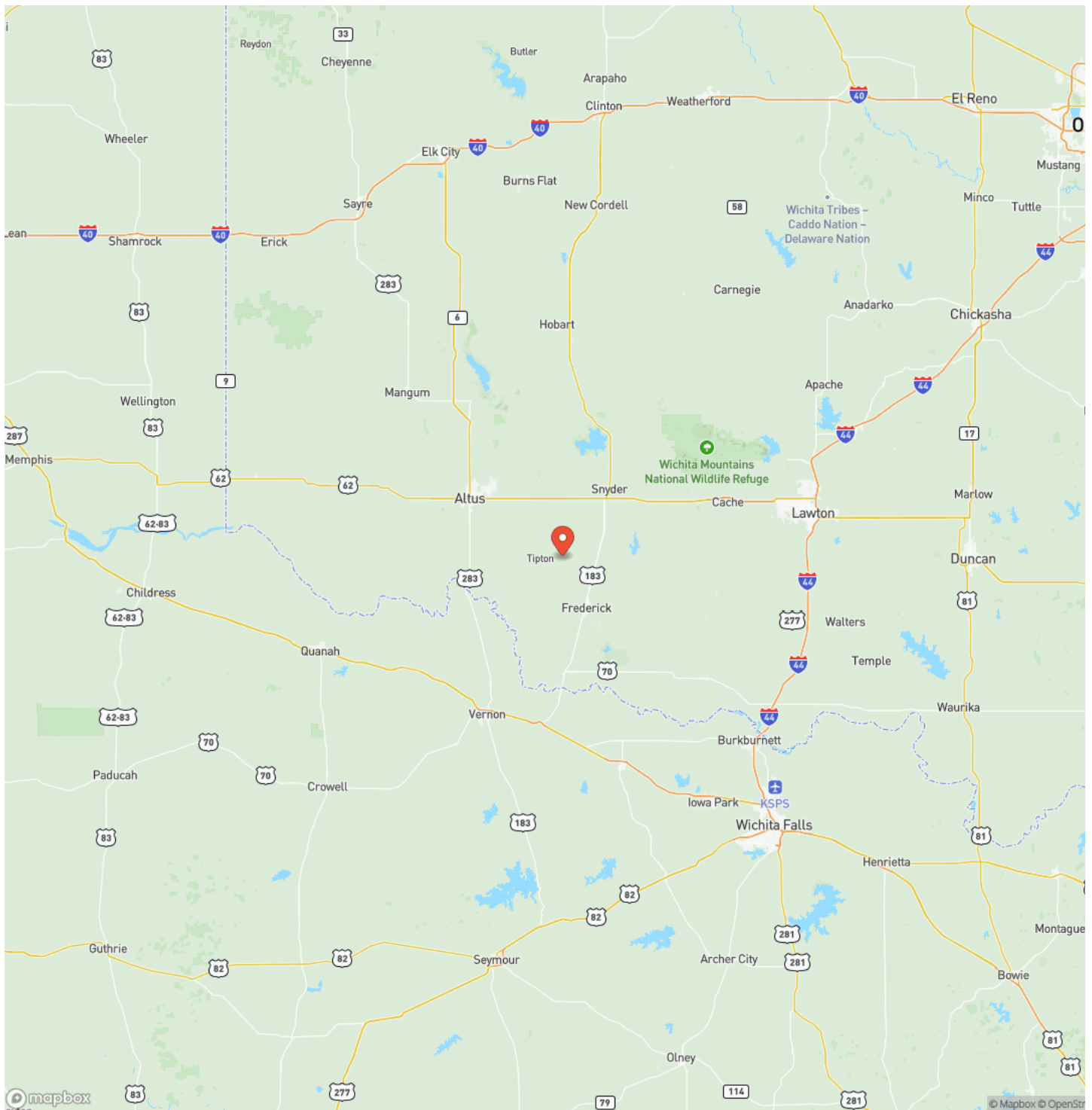
Tipton Highway Frontage  
Tipton, OK / Tillman County



# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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