

Multi-Use Hunting Farm
195924 E County Road 61
Arnett, OK 73832

\$296,000
160± Acres
Ellis County



Multi-Use Hunting Farm
Arnett, OK / Ellis County

SUMMARY

Address

195924 E County Road 61

City, State Zip

Arnett, OK 73832

County

Ellis County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.13216 / -99.51145

Acreage

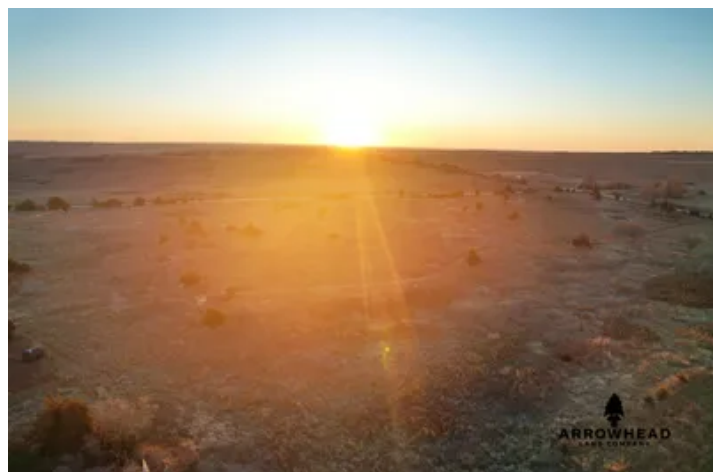
160

Price

\$296,000

Property Website

<https://arrowheadlandcompany.com/property/multi-use-hunting-farm-ellis-oklahoma/52142/>



PROPERTY DESCRIPTION

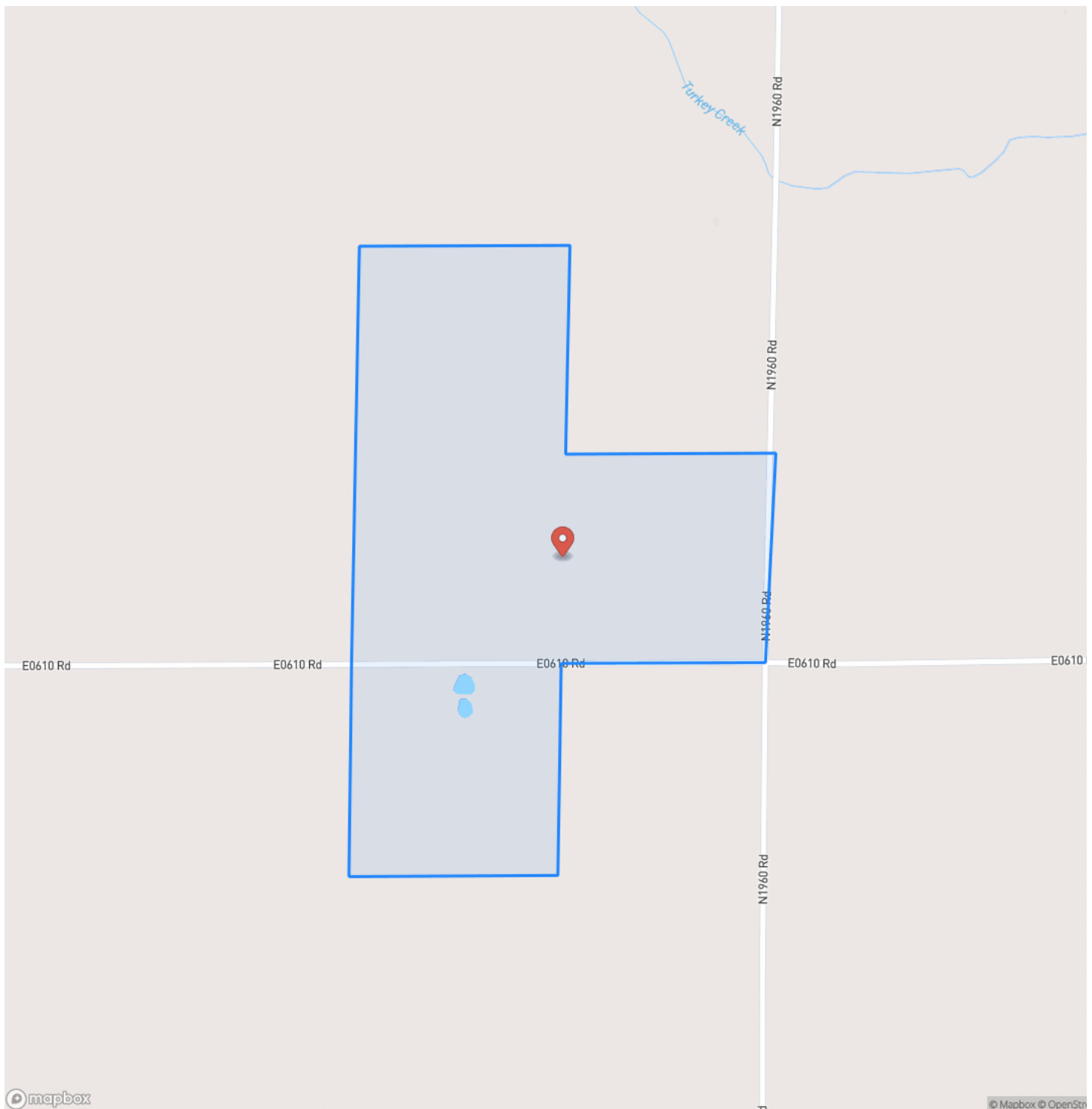
Take a look at this awesome northwestern Oklahoma hunting farm that has endless potential! Whether you're an avid outdoorsman, cattle rancher, hay farmer, or just looking to build your dream home, this property is perfect for you! This amazing property features open pastures, scattered timber, brushy thickets, and topographical changes. For hunters, this property sets up perfectly as there is a dense amount of wildlife in the area, and the property offers the right habitat to attract them. The opportunity for a mature buck awaits you season after season here. With the amount of pasture land on this property, you could easily run a herd of livestock or use it for hay production. If you would like to build a home on this property, there are many locations to do so. The property is located in Arnett, Oklahoma, just about 25 miles from the Texas Panhandle. Amarillo and Oklahoma City are both about 2 and a ½ hours away. The possibilities on this property are endless, so make it yours today! All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Jared Moyer at [\(580\) 273-4220](tel:5802734220).



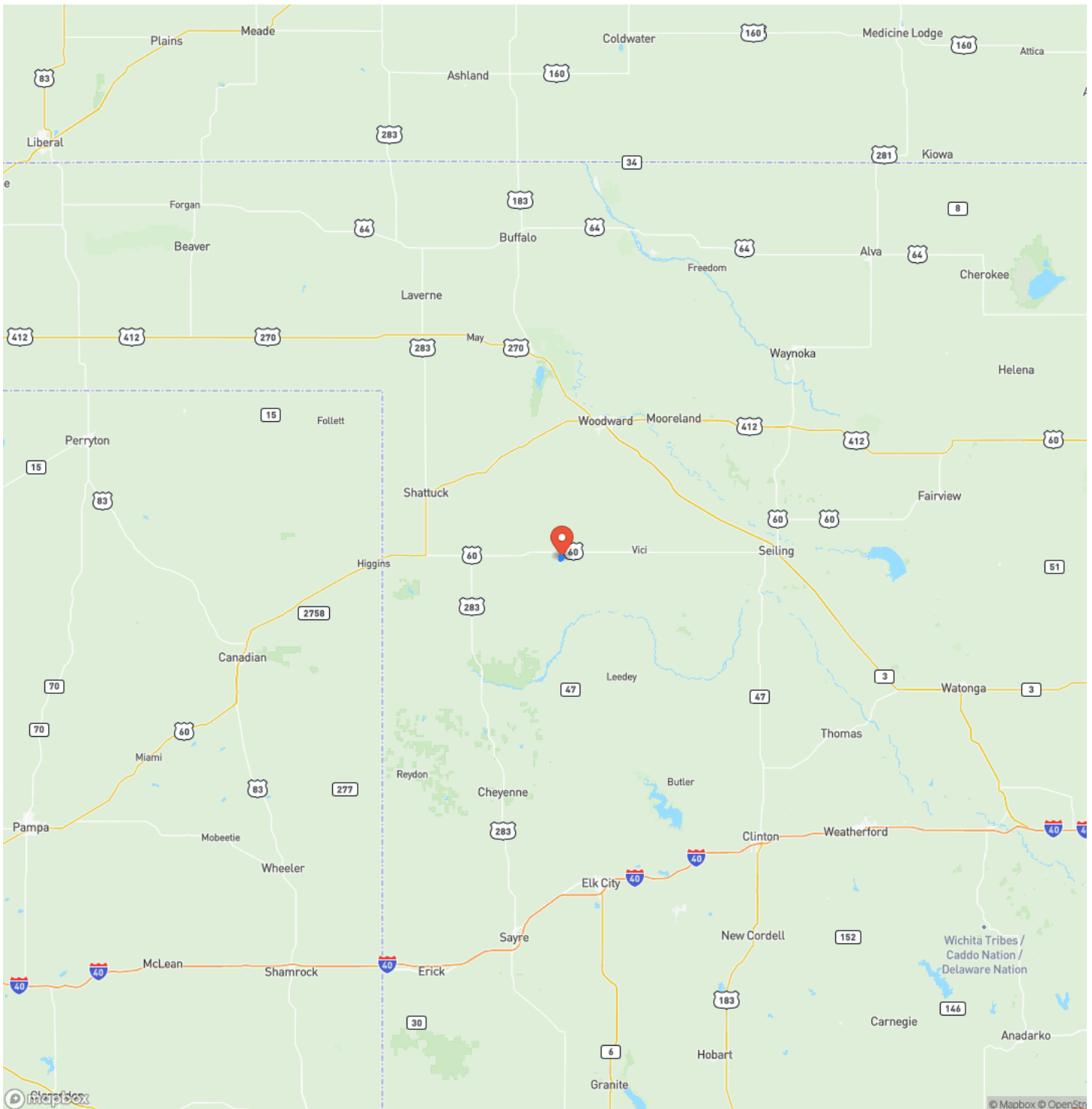
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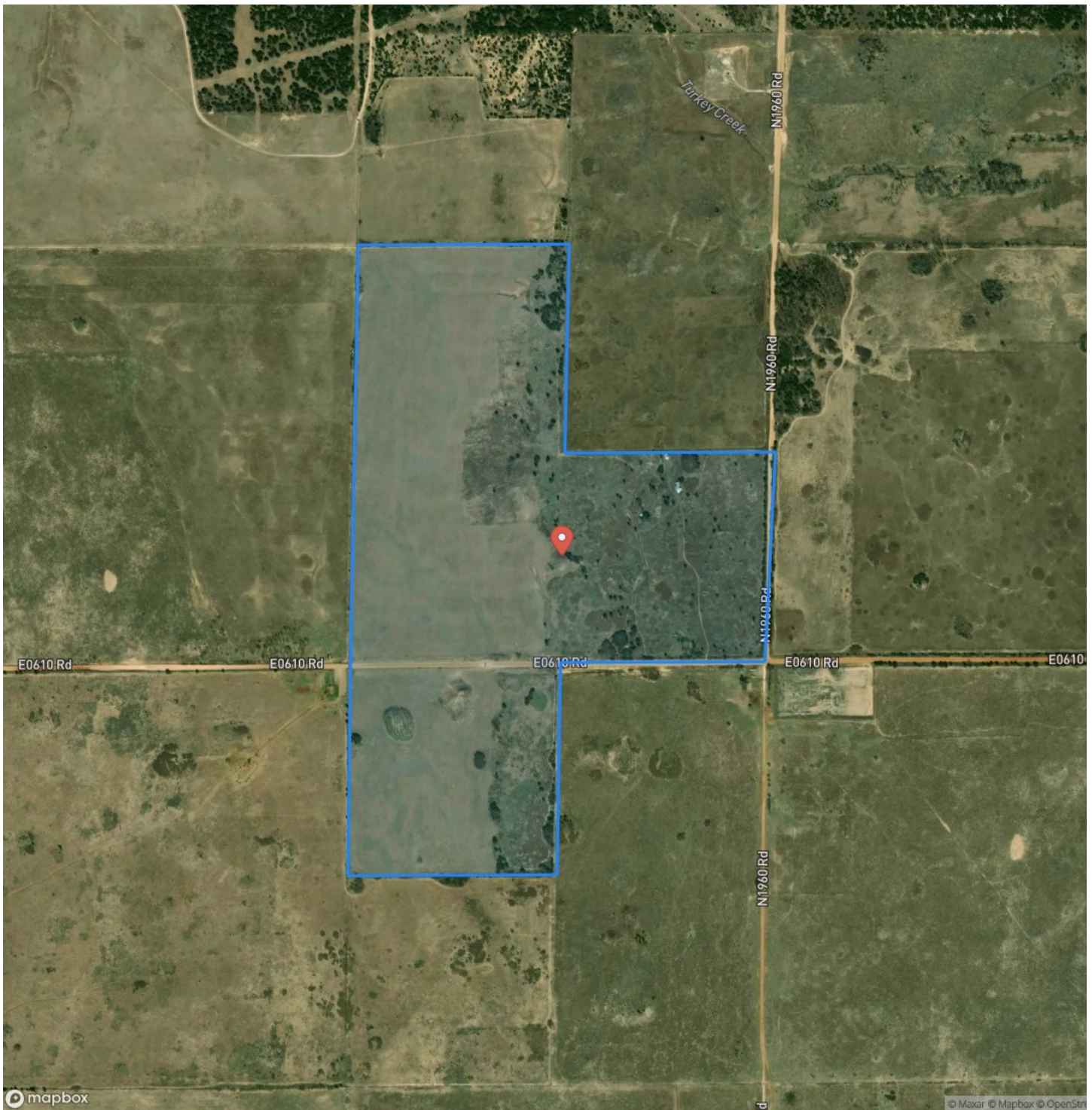
Locator Map



Locator Map



Satellite Map



Multi-Use Hunting Farm Arnett, OK / Ellis County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Moyer

Mobile

(580) 273-4220

Email

jared.moyer@arrowheadlandcompany.com

Address

City / State / Zip

Gage, OK 73843

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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