

Rocky Tillable Farm
2240 Rd
Hobart, OK 73651

\$384,000
160± Acres
Kiowa County



Rocky Tillable Farm
Hobart, OK / Kiowa County

SUMMARY

Address

2240 Rd

City, State Zip

Hobart, OK 73651

County

Kiowa County

Type

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

Latitude / Longitude

35.1153 / -98.9903

Acreage

160

Price

\$384,000

Property Website

<https://arrowheadlandcompany.com/property/rocky-tillable-farm-kiowa-oklahoma/112801/>



Rocky Tillable Farm

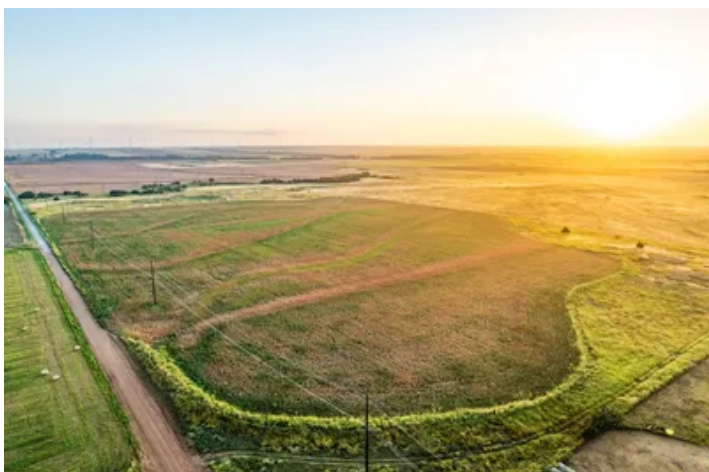
Hobart, OK / Kiowa County

PROPERTY DESCRIPTION

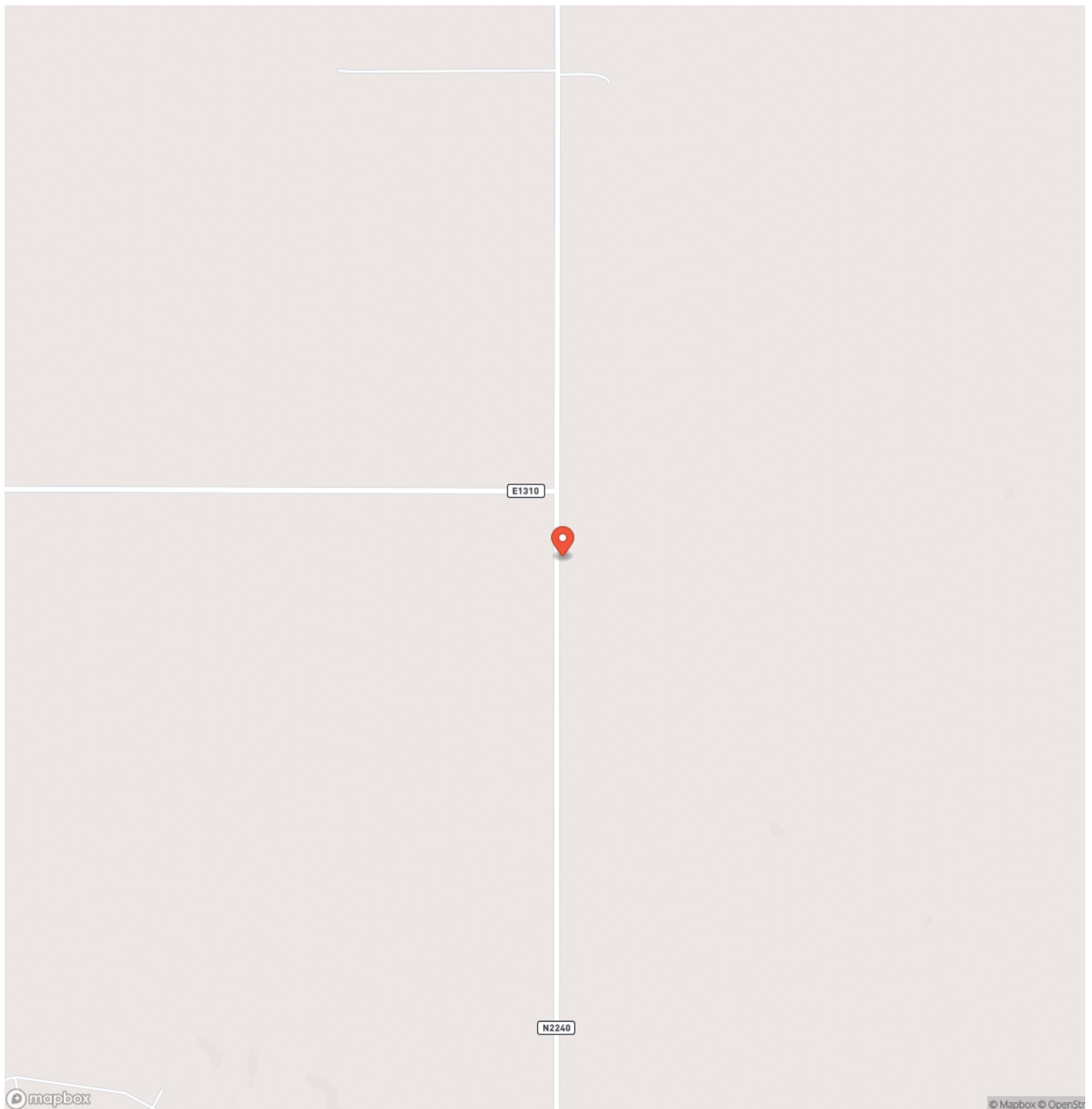
The Rocky Tillable Farm offers an excellent opportunity to own productive farmland in Kiowa County! Comprised of 160+/- acres and divided by 2240 County Road, this farm features a strong combination of high-quality tillable acreage and grazing potential, making it well-suited for both farming and livestock operations. The western side of the tract is entirely tillable, with a natural drainage running through the center that helps direct water across the farm while supporting healthy crop production. While the eastern side of the farm is predominantly tillable, it includes established native grass areas along the north and south boundaries that could easily be fenced for rotational grazing or a small cow-calf operation. The farm is made up primarily of St. Paul silt loam soils, known for their productivity and ability to support strong crop yields. A wet-weather pond provides seasonal water collection and additional agricultural value. Whether you're looking to expand your farming operation, add a productive investment property, or own a versatile tract with both tillable and grazing potential, the Rocky Tillable Farm is a property worth seeing. The West 80 +/- acres, North 40 +/- acres, and South 40 +/- acres may also be purchased separately. This property is conveniently located just 13+/- minutes from Gotebo, 16+/- minutes from Hobart and 48+/- minutes from Weatherford. 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.

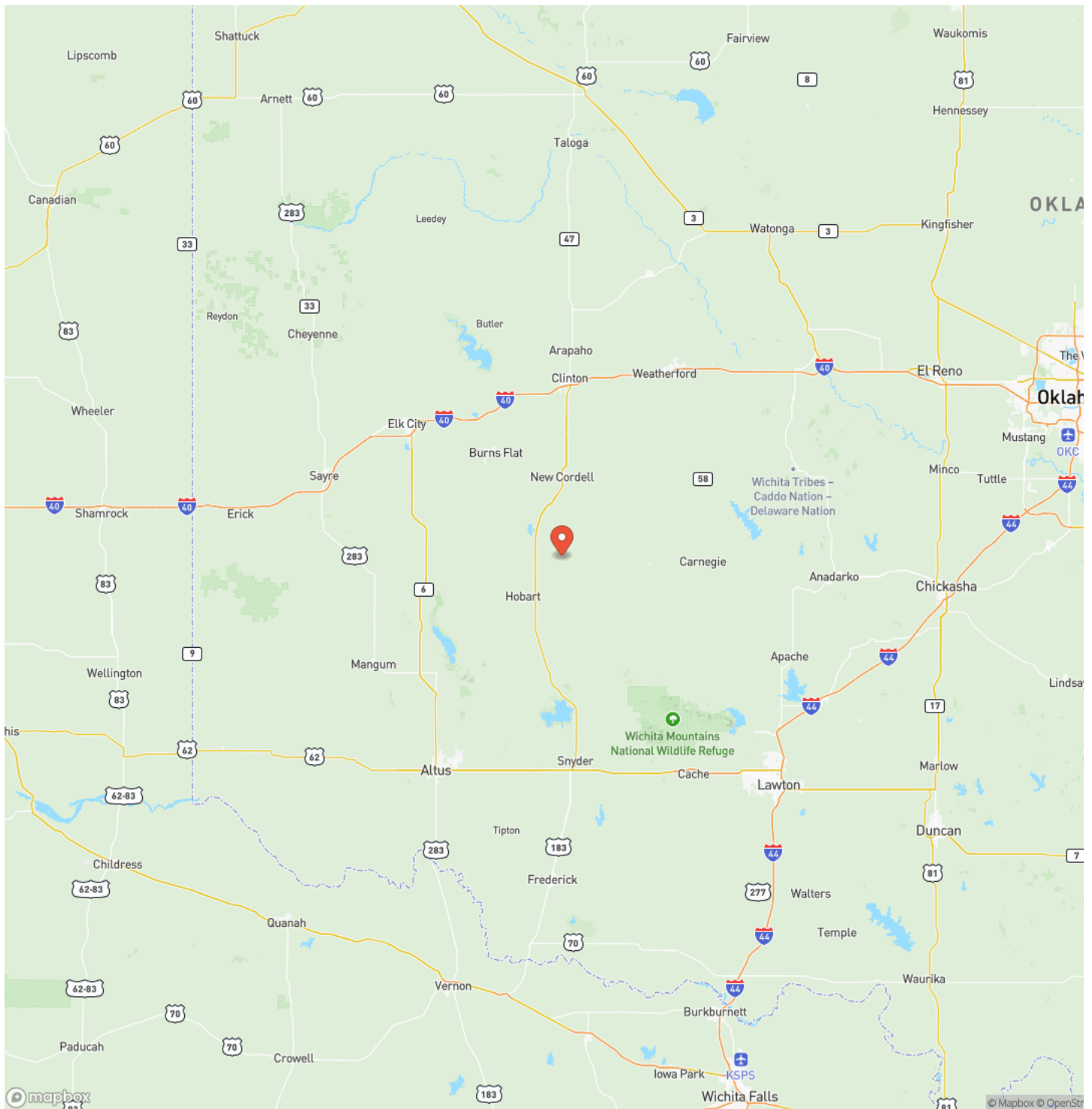
Rocky Tillable Farm
Hobart, OK / Kiowa County



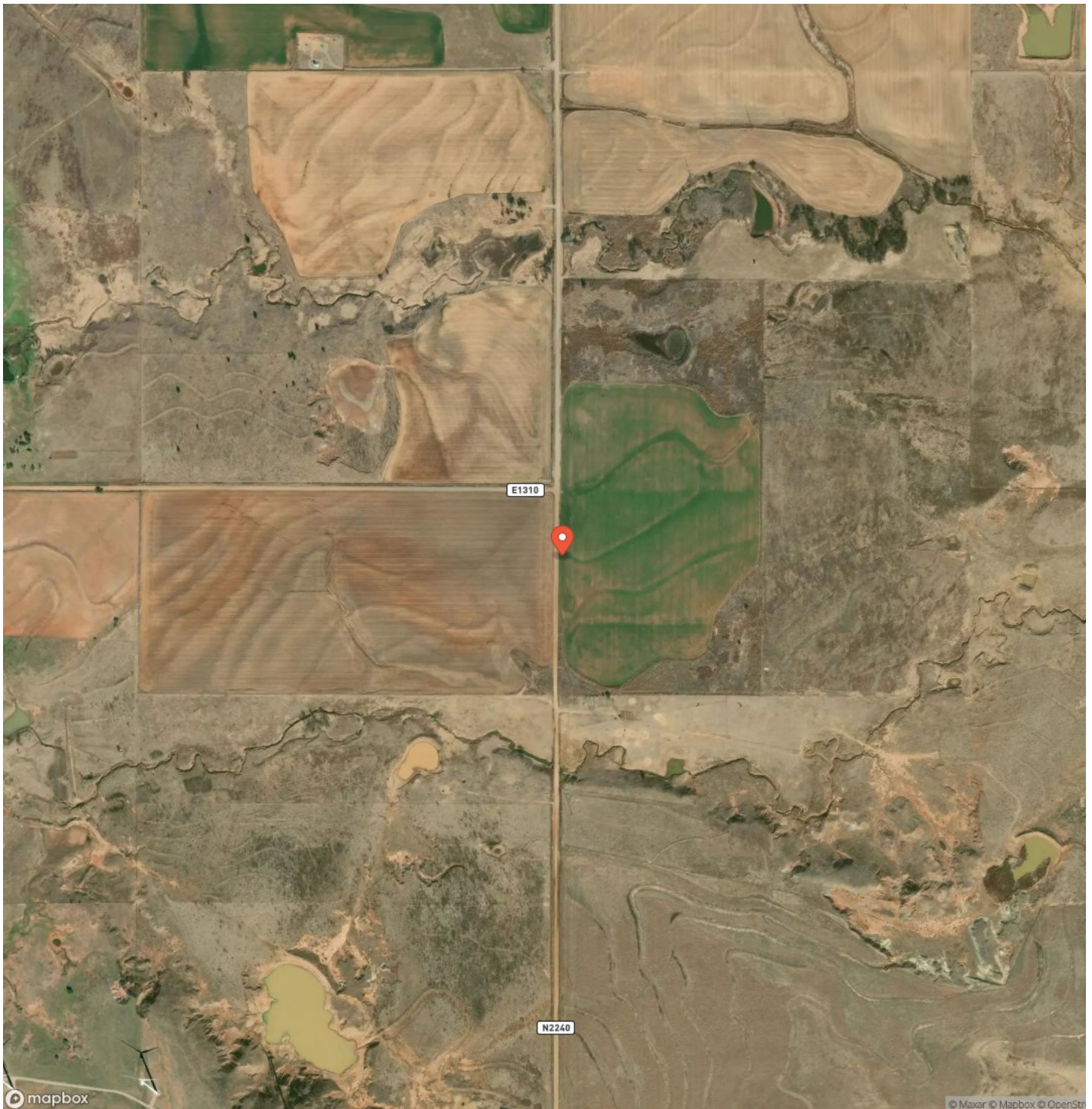
Locator Map



Locator Map



Satellite Map



Rocky Tillable Farm
Hobart, OK / Kiowa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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

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



<https://arrowheadlandcompany.com/>

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

