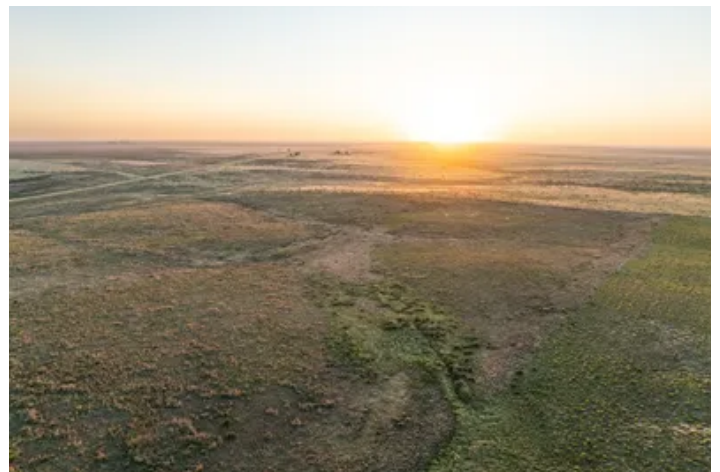


Tract 3 Western Panhandle Farms
00 US-56
Keyes, OK 73947

\$139,365
146.700± Acres
Cimarron County



Tract 3 Western Panhandle Farms
Keyes, OK / Cimarron County

SUMMARY

Address

00 US-56

City, State Zip

Keyes, OK 73947

County

Cimarron County

Type

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

Latitude / Longitude

36.882 / -102.0865

Acreage

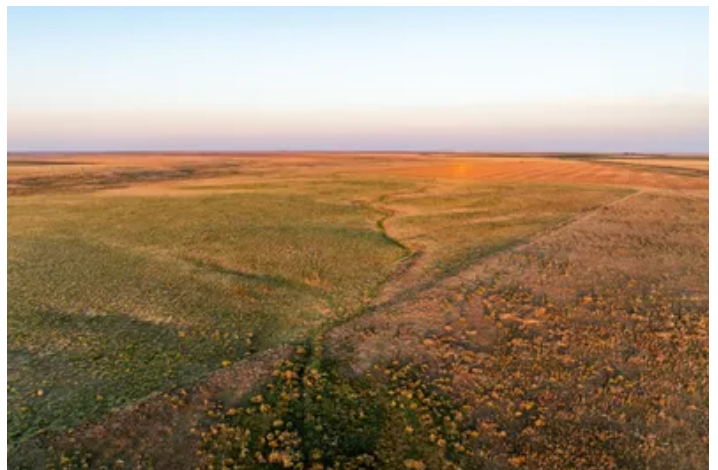
146.700

Price

\$139,365

Property Website

<https://arrowheadlandcompany.com/property/tract-3-western-panhandle-farms-cimarron-oklahoma/112465/>



Tract 3 Western Panhandle Farms

Keyes, OK / Cimarron County

PROPERTY DESCRIPTION

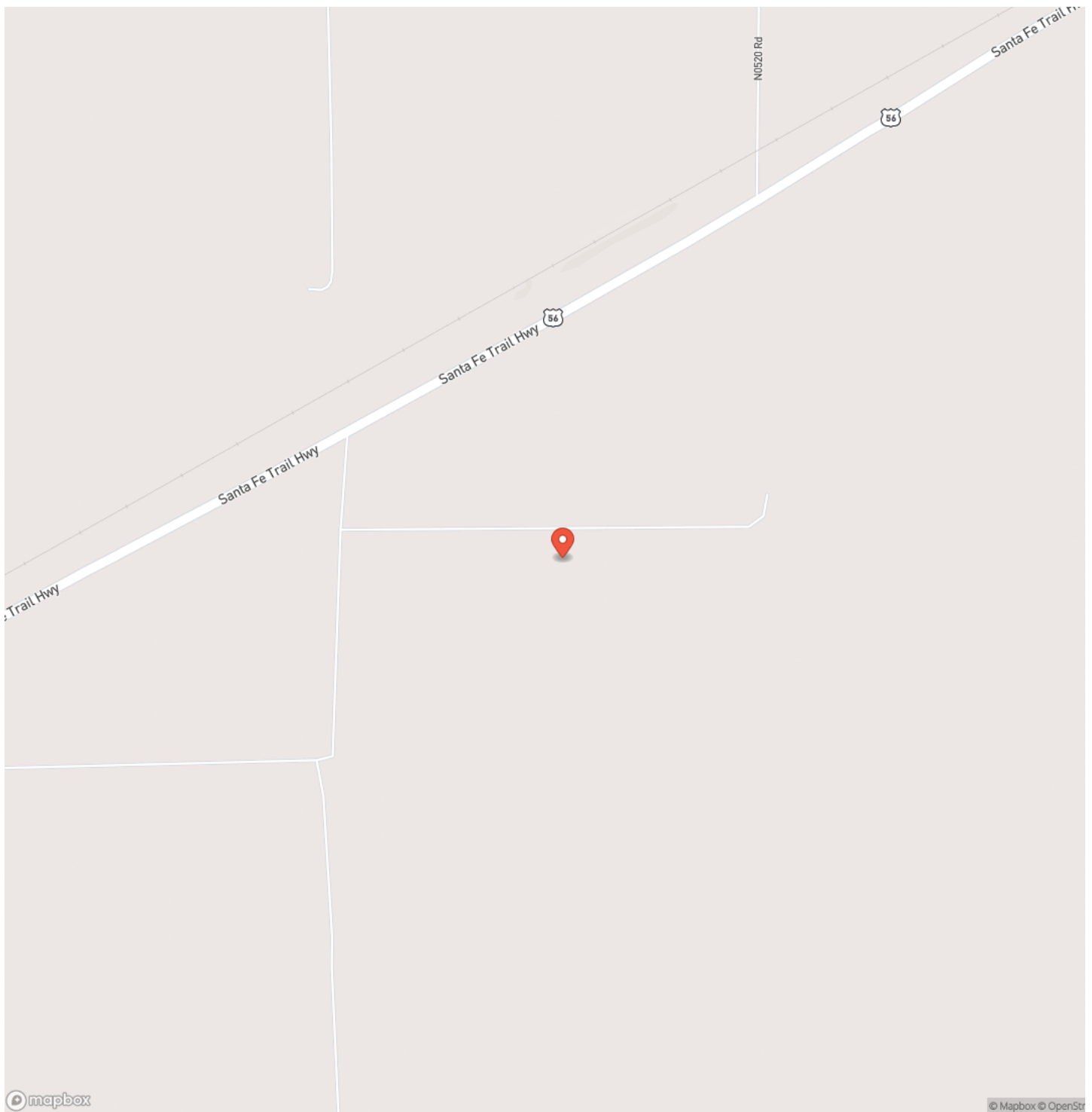
Welcome to Tract 3 of Western Panhandle Farms, a 146.7+/- acre property in Cimarron County, Oklahoma, offering productive grazing land with Highway 56 frontage and convenient access! Split into two separate pastures, the property provides flexibility for rotational grazing or separating livestock. Partial fencing is already in place, making it a good fit for a cattle operation. The tract features gently rolling native grass pasture with a natural draw running through the property, along with a drainage that provides seasonal water flow and wildlife habitat. Whether you're looking to expand your grazing operation, invest in grassland, or own a piece of western Oklahoma ranch country, this property offers a practical setup in a convenient location. The property is located approximately 10 +/- minutes from Keyes, 25 +/- minutes from Boise City, and 55 +/- minutes from Guymon. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jared Moyer at [\(580\) 273-4220](tel:(580)273-4220).

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.

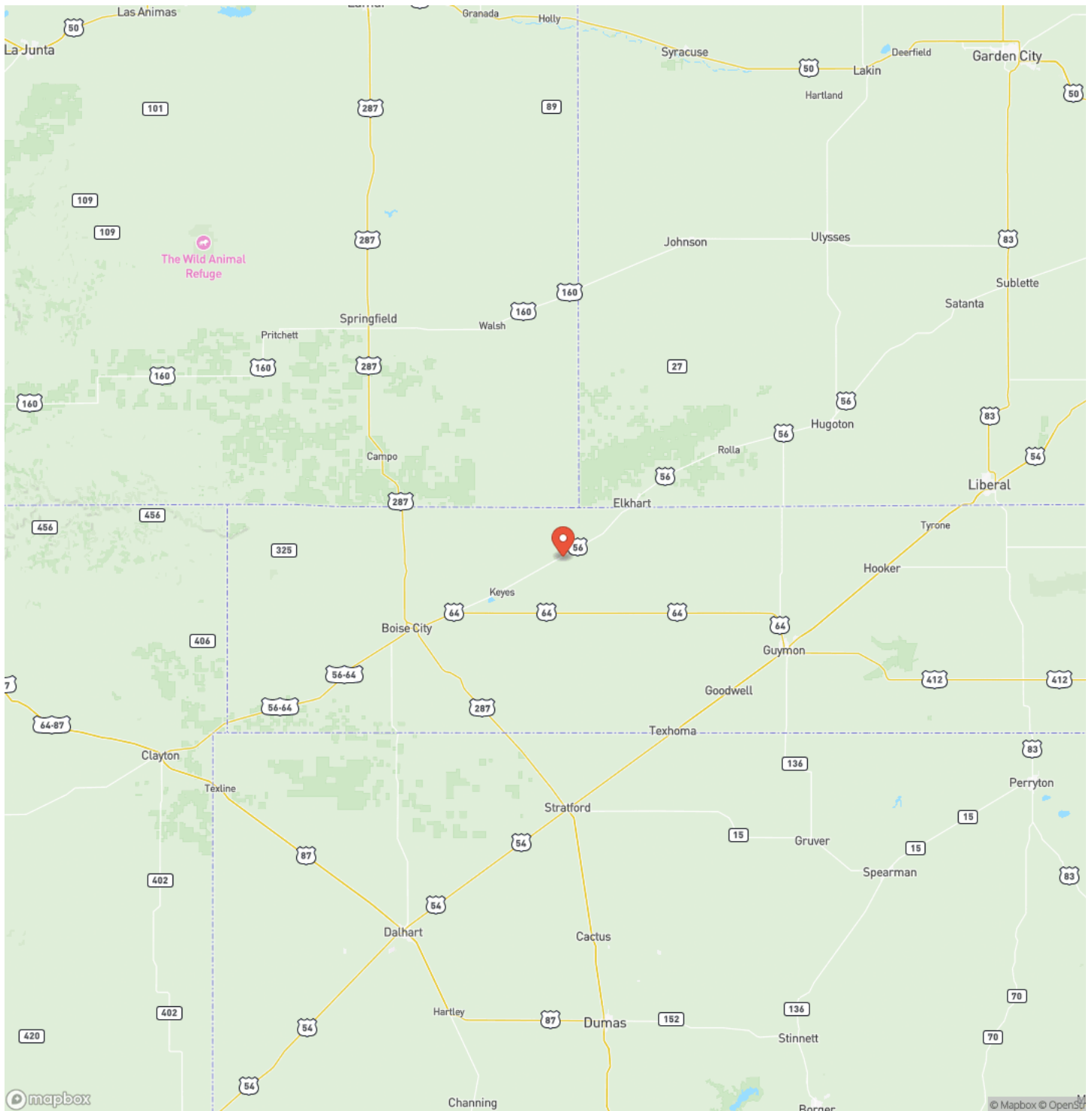
Tract 3 Western Panhandle Farms
Keyes, OK / Cimarron County



Locator Map



Locator Map



Satellite Map



**Tract 3 Western Panhandle Farms
Keyes, OK / Cimarron County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Moyer

Mobile

(580) 273-4220

Email

jared.moyer@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

<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.

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