

Productive Frederick Tillable
N 2150 Rd
Frederick, OK 73542

\$822,500
235± Acres
Tillman County



**Productive Frederick Tillable
Frederick, OK / Tillman County**

SUMMARY

Address

N 2150 Rd

City, State Zip

Frederick, OK 73542

County

Tillman County

Type

Farms, Recreational Land

Latitude / Longitude

34.370471 / -99.136886

Acreage

235

Price

\$822,500

Property Website

<https://arrowheadlandcompany.com/property/productive-frederick-tillable-tillman-oklahoma/92962/>



Productive Frederick Tillable Frederick, OK / Tillman County

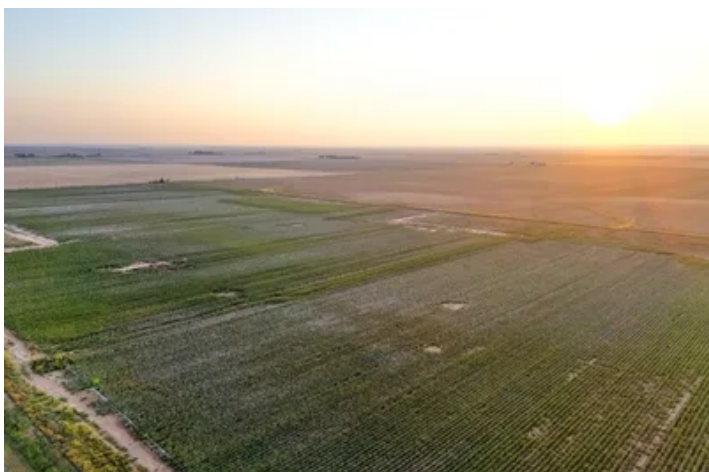
PROPERTY DESCRIPTION

Introducing 235 +/- acres of prime tillable ground in Tillman County, Oklahoma! This ground is made up of nearly entirely income producing tillable. This tract offers excellent potential for continued row crop operations as an investment or an expansion to your current operation. The flat topography and open layout make it easy to farm and the soil quality supports the potential for consistent yields. This tract consists of two fields that are separated by a drainage ditch in the middle, offering the opportunity to have two separate crops. Most of the 80 +/- acre tract is irrigated. The remainder of the property has the potential for irrigation but will require another well drilled for additional water needed. This versatile piece of land offers a blank slate near the Oklahoma/Texas border. This property is located just 8+/- minutes from Frederick, OK, 30+/- minutes from Altus, OK, and 57+/- minutes from Lawton, OK. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Kirk Schreiner at [\(580\) 305-7301](tel:5803057301).

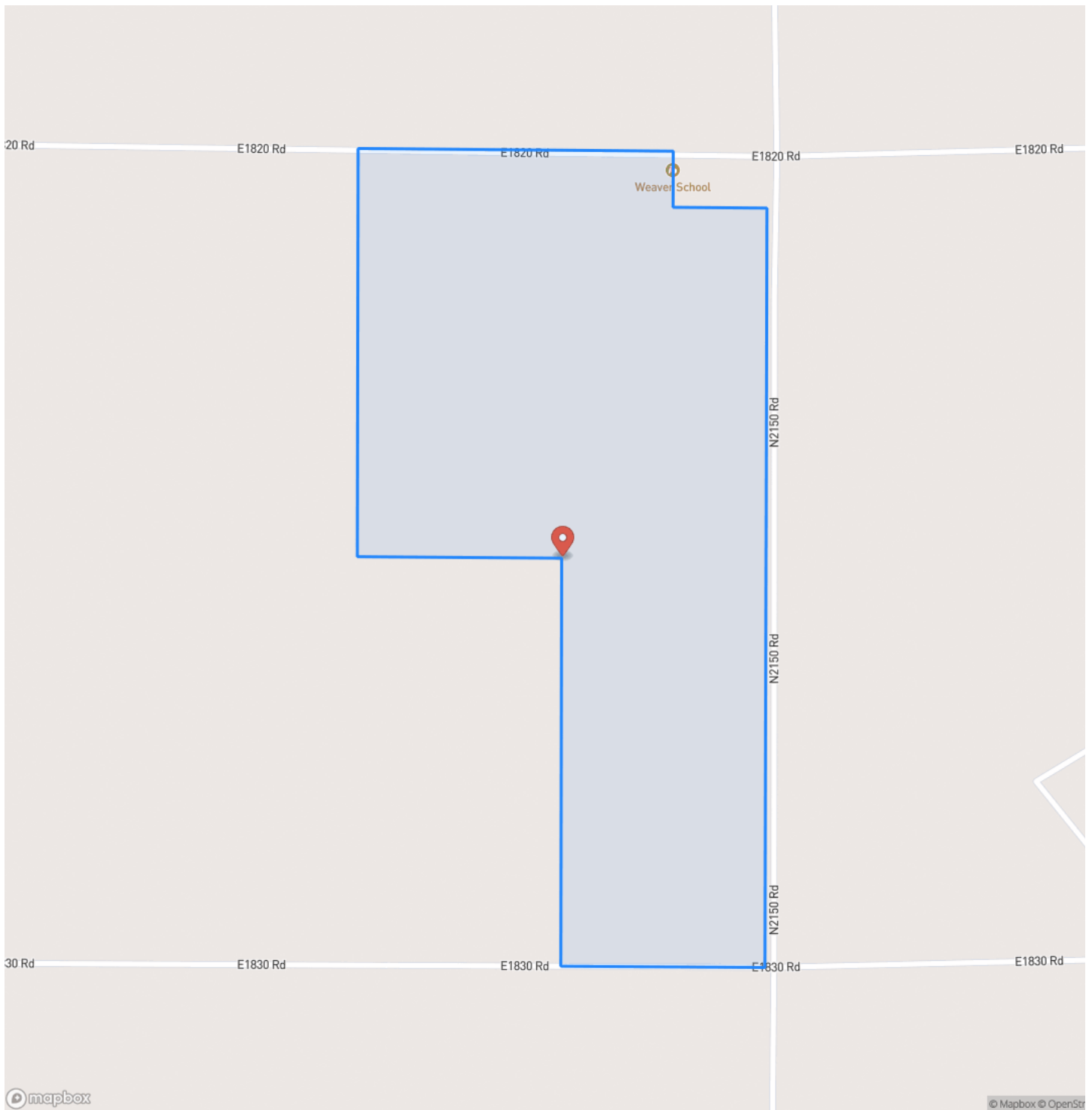
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



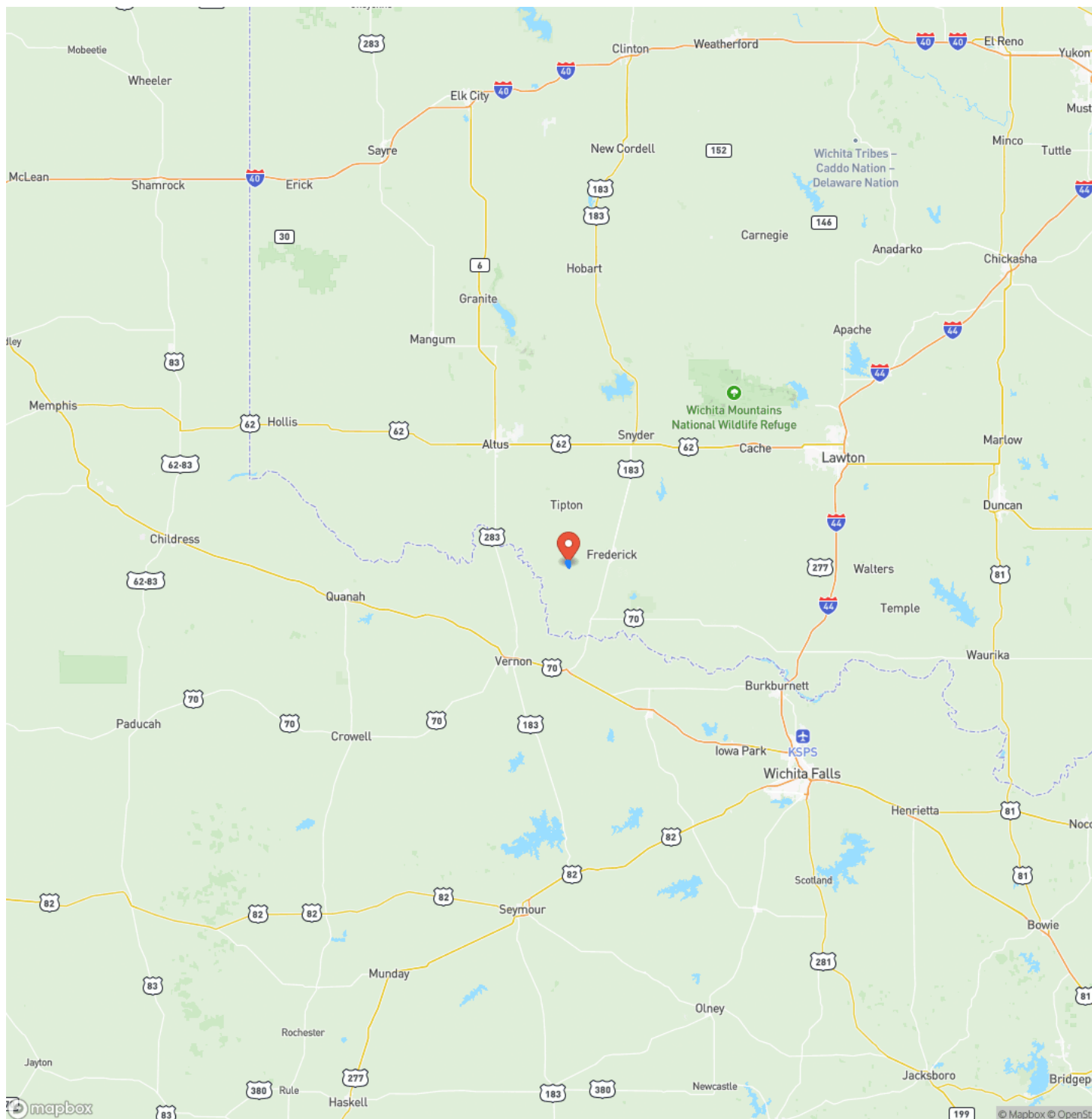
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Frederick, OK / Tillman County



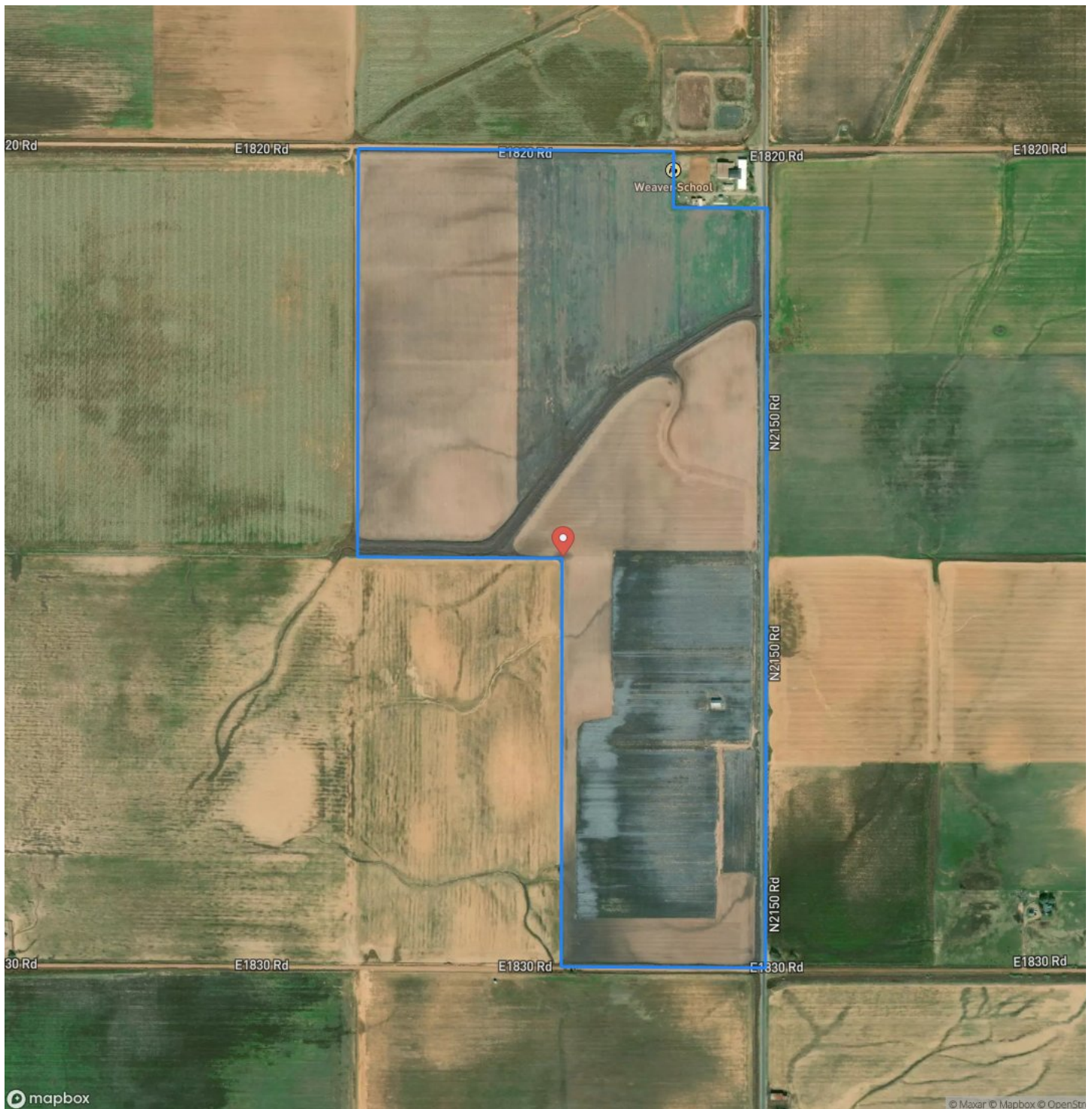
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kirk Schreiner

Mobile

(580) 305-7301

Email

kirk.schreiner@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.



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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