

Frederick Tillable Farm
N 2190 Rd
Frederick, OK 73542

\$175,000
80± Acres
Tillman County



Frederick Tillable Farm
Frederick, OK / Tillman County

SUMMARY

Address

N 2190 Rd

City, State Zip

Frederick, OK 73542

County

Tillman County

Type

Farms, Ranches

Latitude / Longitude

34.368488 / -99.067227

Acreage

80

Price

\$175,000

Property Website

<https://arrowheadlandcompany.com/property/frederick-tillable-farm-tillman-oklahoma/80764/>



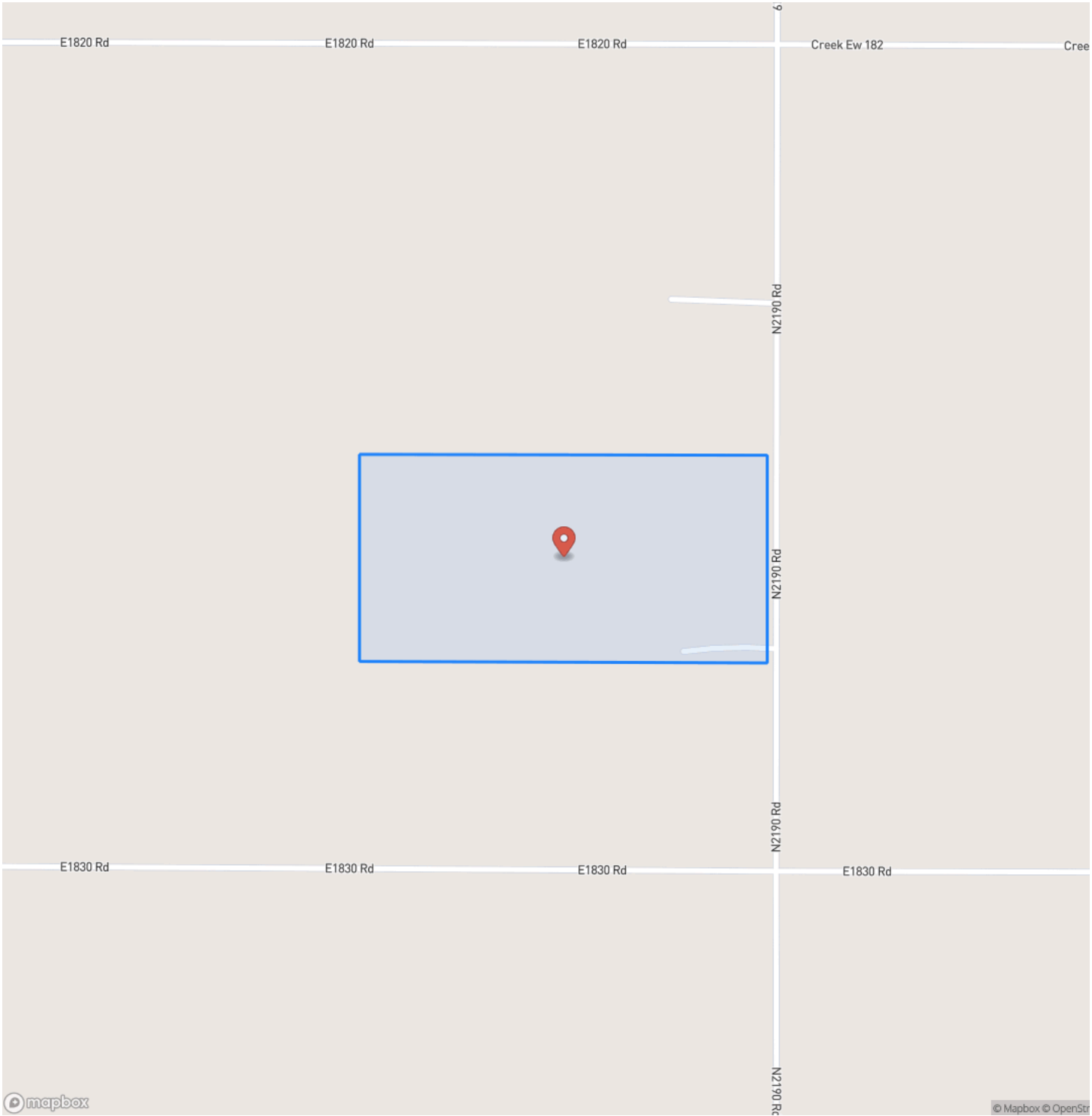
PROPERTY DESCRIPTION

Take a look at this awesome property in Tillman County, Oklahoma! This property is located +/- 4 miles southwest of Frederick, just +/- 4 miles west of US-183 and +/- 3 miles south of OK-5. This exceptional +/- 80 acre tract offers the perfect blend of productivity, accessibility, and investment potential. Composed primarily of Grandfield and Farry soils, this farm features a versatile mix of high-quality silt-loam soils, predominantly class II, well known for their gentle 1-3% slopes and excellent drainage. Whether you are looking to expand your current operation or diversify your land portfolio, this tract supports high yield crops like wheat, cotton, alfalfa, and a variety of other row crops. It is also suitable for upland grazing, giving you flexibility in use. With +/- 1,320 ft of gravel county road frontage along N2190 Rd on the eastern boundary, access is made easy and reliable. This tract offers the rare combination of strong ag performance and prime location- +/- 51 miles to Lawton, +/- 39 miles to Altus, Oklahoma and only +/- 20 minutes from the Texas state line, making it a smart addition for regional producers and investors. Don't miss this opportunity to own a beautiful, highly productive property. Whether you farm it, lease it, or hold onto it, this farm is a strong land investment in one of Oklahoma's top agricultural regions. 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).

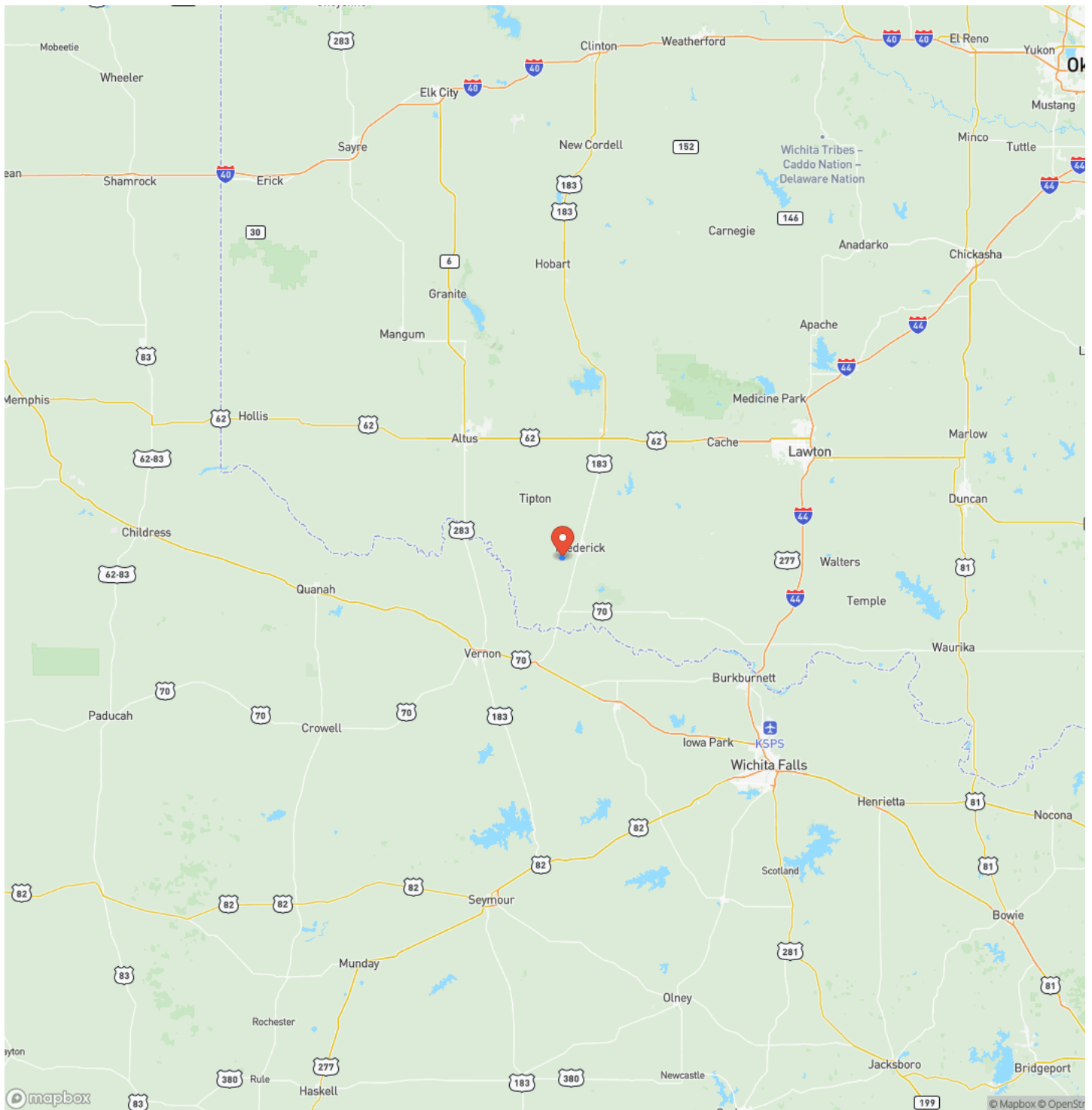
Frederick Tillable Farm
Frederick, OK / Tillman County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@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 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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

