

North County Line Multi Use Farm
N 2260 Rd
Frederick, OK 73542

\$208,000
80± Acres
Tillman County



North County Line Multi Use Farm
Frederick, OK / Tillman County

SUMMARY

Address

N 2260 Rd

City, State Zip

Frederick, OK 73542

County

Tillman County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land, Lot

Latitude / Longitude

34.588977 / -98.952898

Acreage

80

Price

\$208,000

Property Website

<https://arrowheadlandcompany.com/property/north-county-line-multi-use-farm-tillman-oklahoma/86855/>



PROPERTY DESCRIPTION

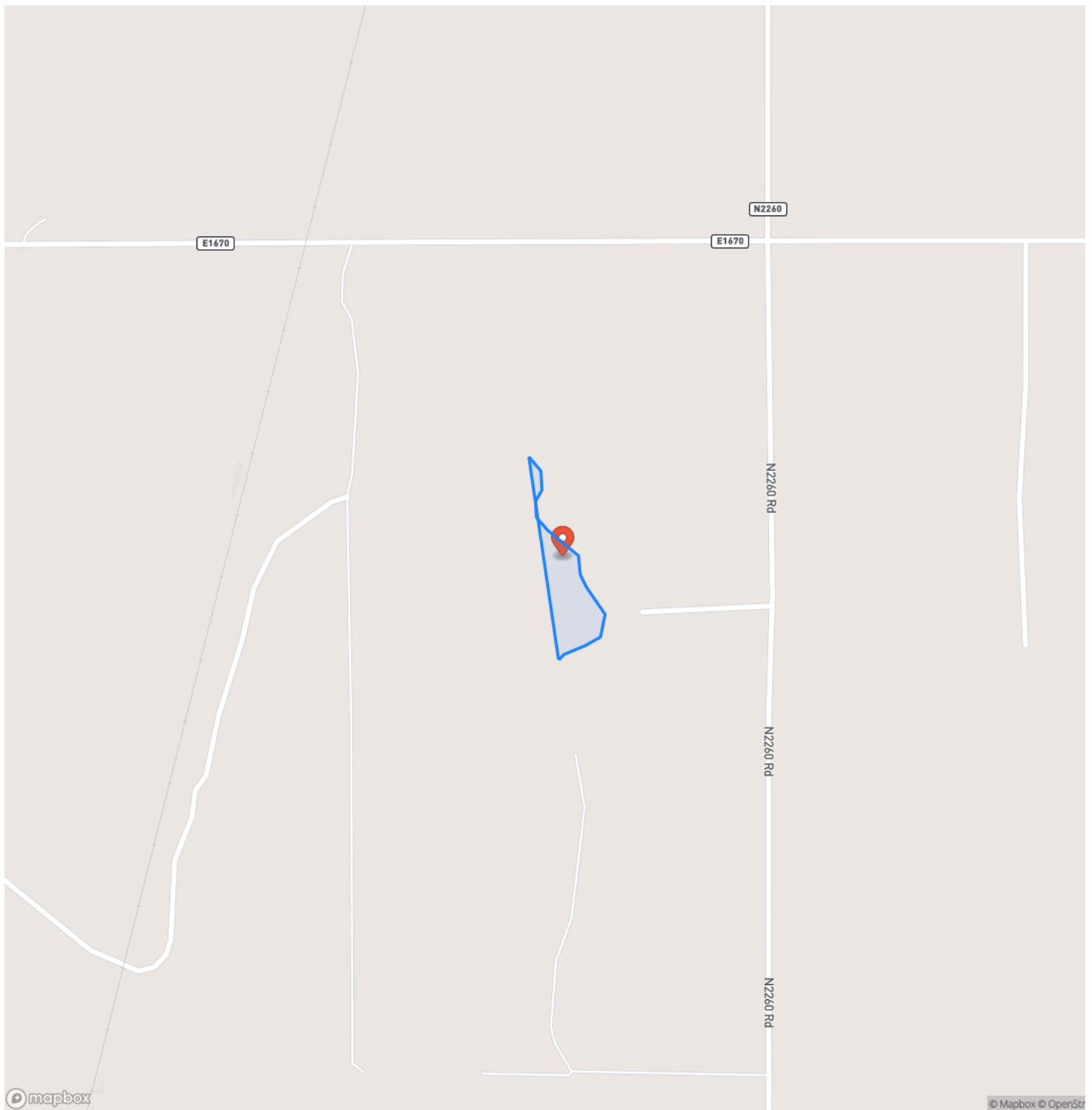
This is a very nice multiple use tract that is situated in far north Tillman County, Oklahoma! This property is made up of everything you would expect to find in southwest Oklahoma as far as the flora and fauna are concerned. Native grasses mixed with bermuda and dotted with young and older growth mesquite shrubs provide ideal habitat for whitetail deer, wild hogs, dove, quail and other small game. A small pond towards the back of the property, which is fed by a wet season only creek, provides a water source for cattle and wildlife. New fences and gates were recently added alleviating a huge expense for the next owner and making this property ready to turn out cattle if that's your preference. There are more than 30 +/- acres that have been used to cultivate primarily wheat, milo and a variety of hay species. This property also provides everything you need to make a great build site. It has great views, great layout and water and electricity are available at the road. This tract is also conveniently located just 40+/-minutes from Lawton, 30+/-minutes from Altus, and approximately 1 hour and 10+/-minutes from Wichita Falls, Texas. If you are in the market for an affordable and manageable acreage with many uses in a great location this may be what you are looking for! 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.

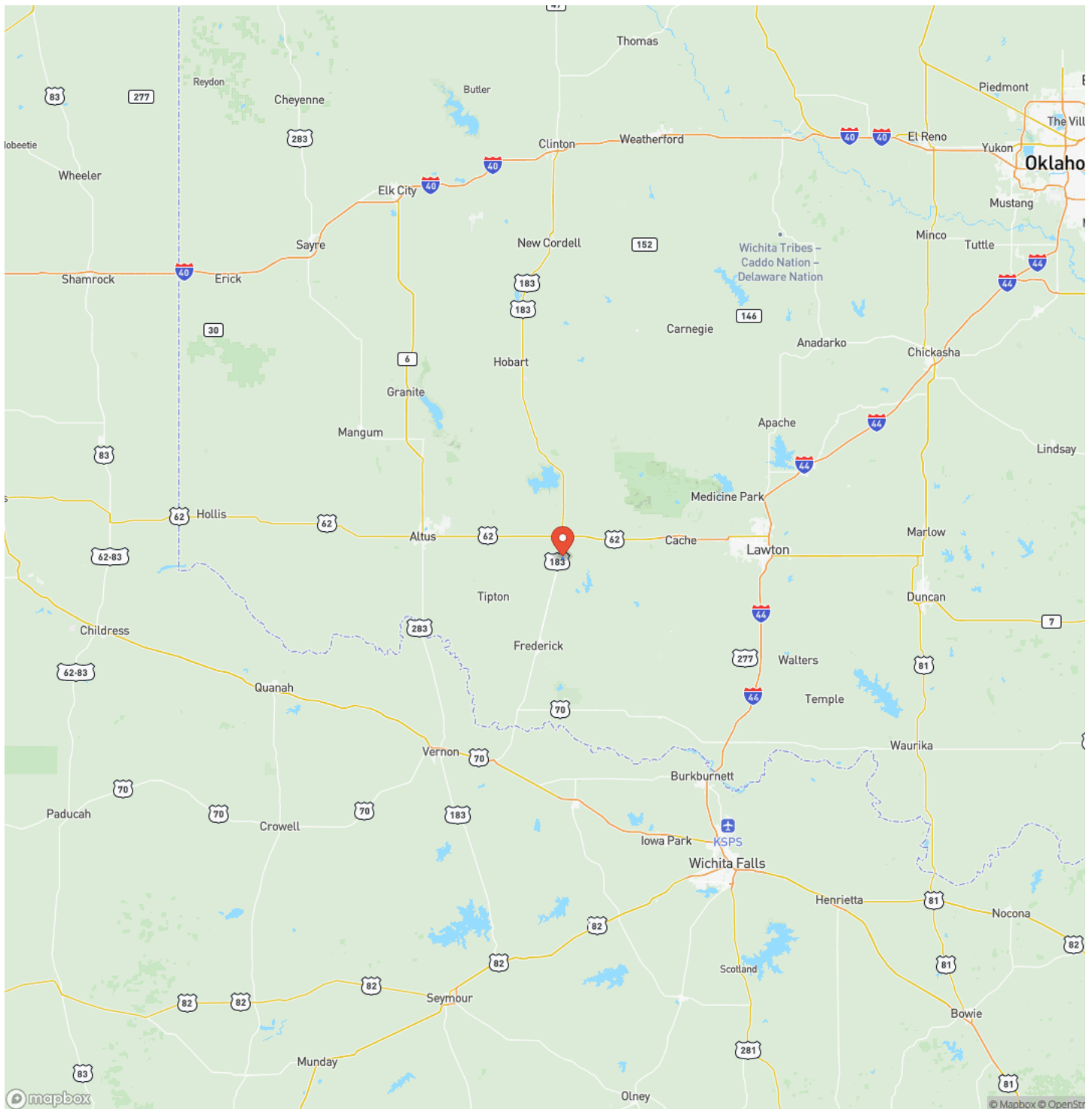
North County Line Multi Use Farm
Frederick, OK / Tillman County



Locator Map



Locator Map



Satellite Map



North County Line Multi Use Farm Frederick, OK / Tillman County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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This image shows a full page 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

