

Western Multi-Use Farm
23968 E 1100 Rd
Corn, OK 73024

\$214,965
45± Acres
Washita County



Western Multi-Use Farm
Corn, OK / Washita County

SUMMARY

Address

23968 E 1100 Rd

City, State Zip

Corn, OK 73024

County

Washita County

Type

Farms, Hunting Land, Ranches, Undeveloped Land

Latitude / Longitude

35.415965 / -98.71841

Acreage

45

Price

\$214,965

Property Website

<https://arrowheadlandcompany.com/property/western-multi-use-farm-washita-oklahoma/66705/>



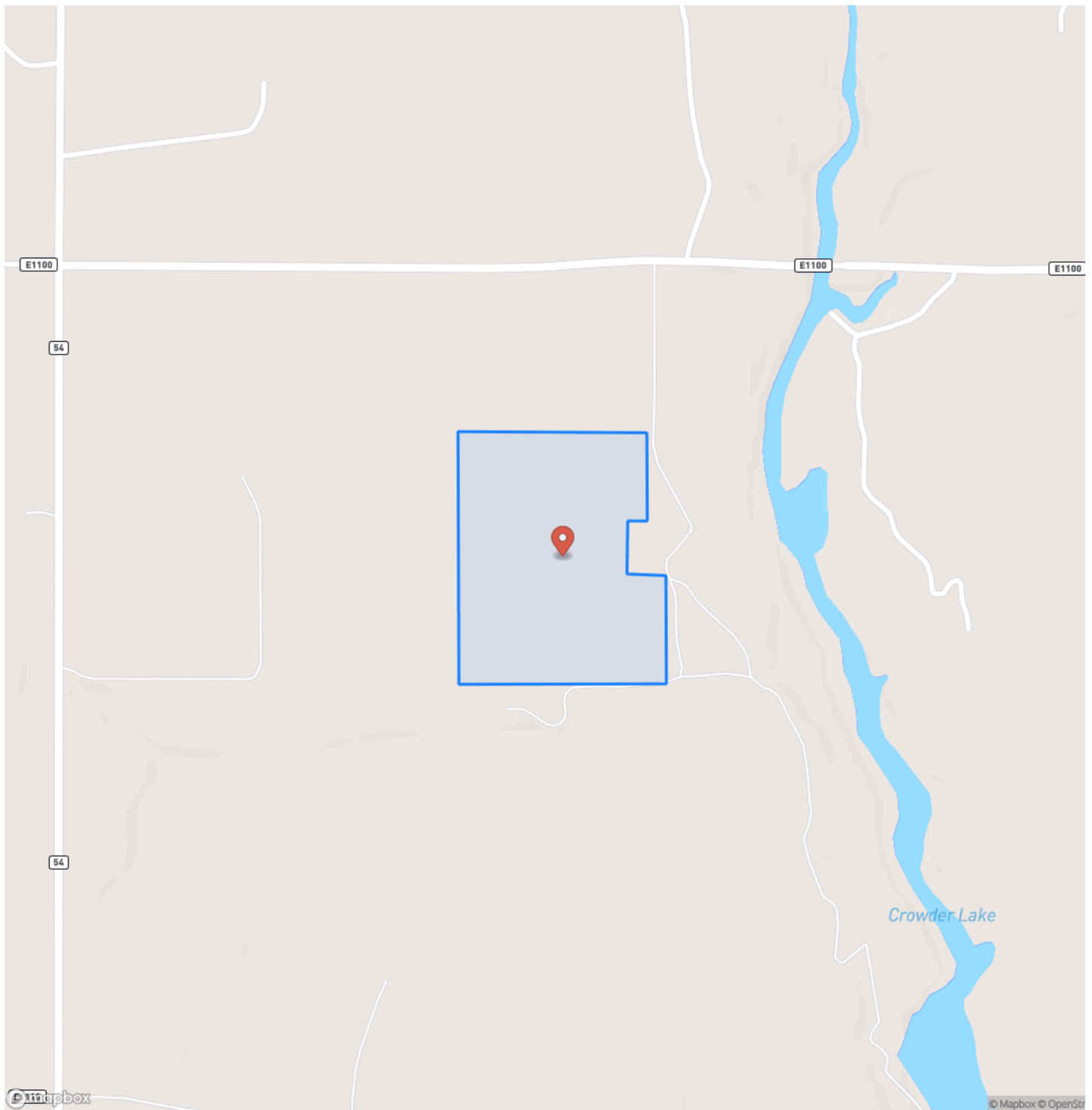
PROPERTY DESCRIPTION

PRICE REDUCED! This 45 +/- acre property is filled with adventure and opportunity. Conveniently located off a blacktop county road and just half a mile from Highway 54, this tract is ideal for your country dream home. The land is gently sloping, with just enough change in topography to create a picturesque landscape while still allowing easy planning, plotting, and executing of potential home sites. The view of the western Oklahoma landscape to the south is breathtaking, with rolling hills, cedar draws, and distant reflections off the waters of Crowder Lake. This property embodies the country dream, with deer and other wildlife frequently roaming the land. While the property is very suitable for farming or cattle, its highest and best use is in development potential. The sellers are willing to split the property into minimum 10-acre tracts, with planned deeded access along the west boundary fence line. Similar properties near Weatherford and I-40 often double in price per acre, so if you don't mind a short, scenic drive from your dream home to work or activities, you'll definitely want to check this out! Whether you're interested in all 45 +/- acres or a favorite 10-acre tract, we can accommodate your needs. All showings are by appointment only. For more information or to schedule a private viewing, please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).

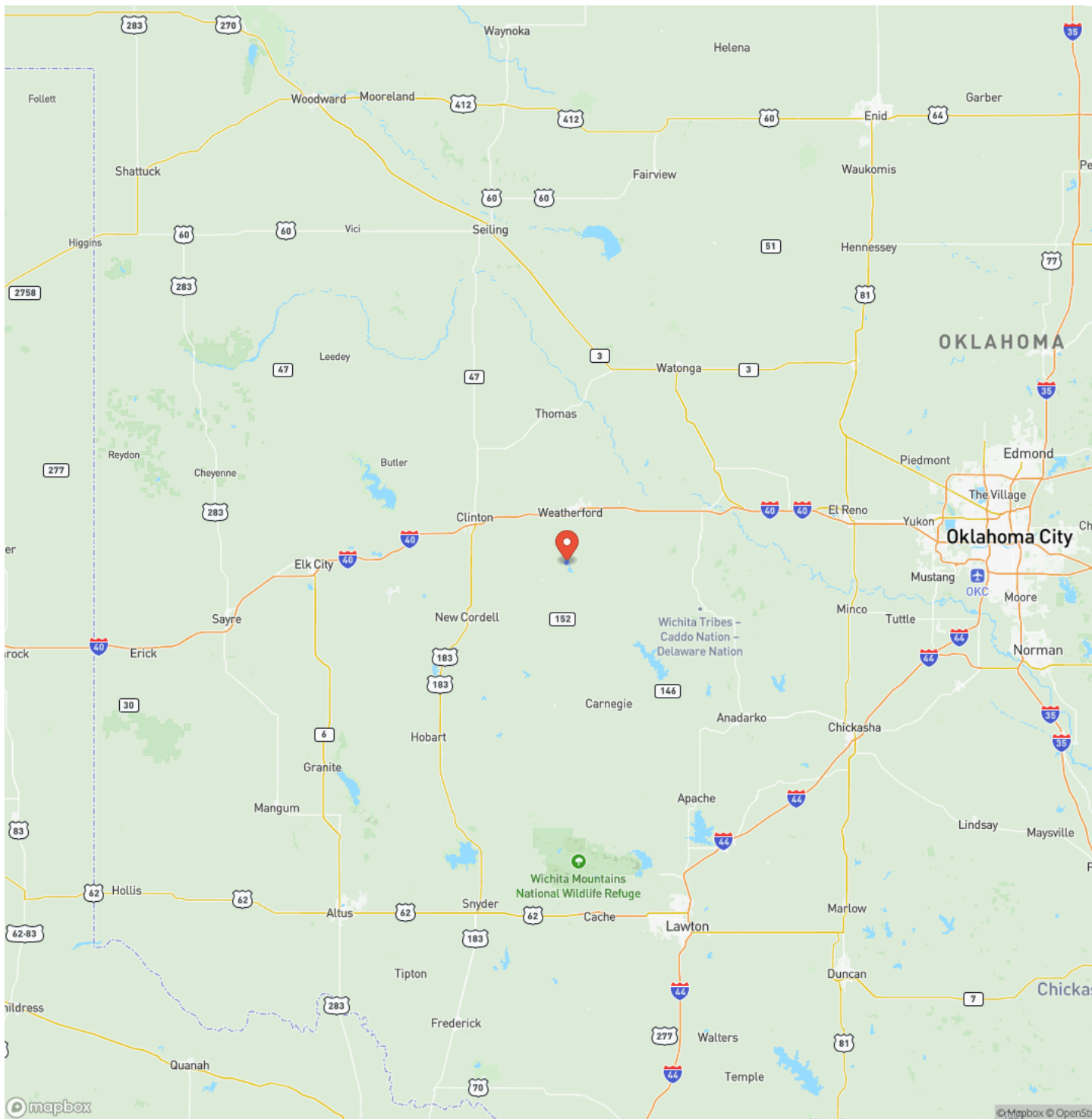
Western Multi-Use Farm
Corn, OK / Washita County



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

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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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