

Recreational Cattle Farm in Temple
N 2700 and E 1880 Rd
Temple, OK 73568

\$292,500
117± Acres
Cotton County



Recreational Cattle Farm in Temple Temple, OK / Cotton County

SUMMARY

Address

N 2700 and E 1880 Rd

City, State Zip

Temple, OK 73568

County

Cotton County

Type

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

Latitude / Longitude

34.293528 / -98.169788

Acreage

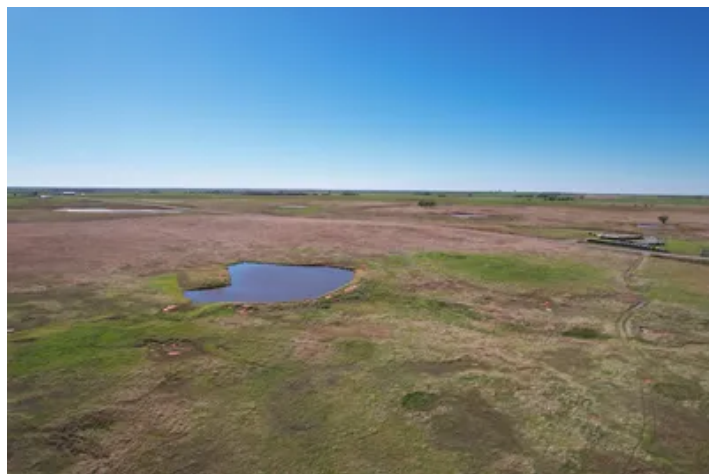
117

Price

\$292,500

Property Website

<https://arrowheadlandcompany.com/property/recreational-cattle-farm-in-temple-cotton-oklahoma/67796/>



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PROPERTY DESCRIPTION

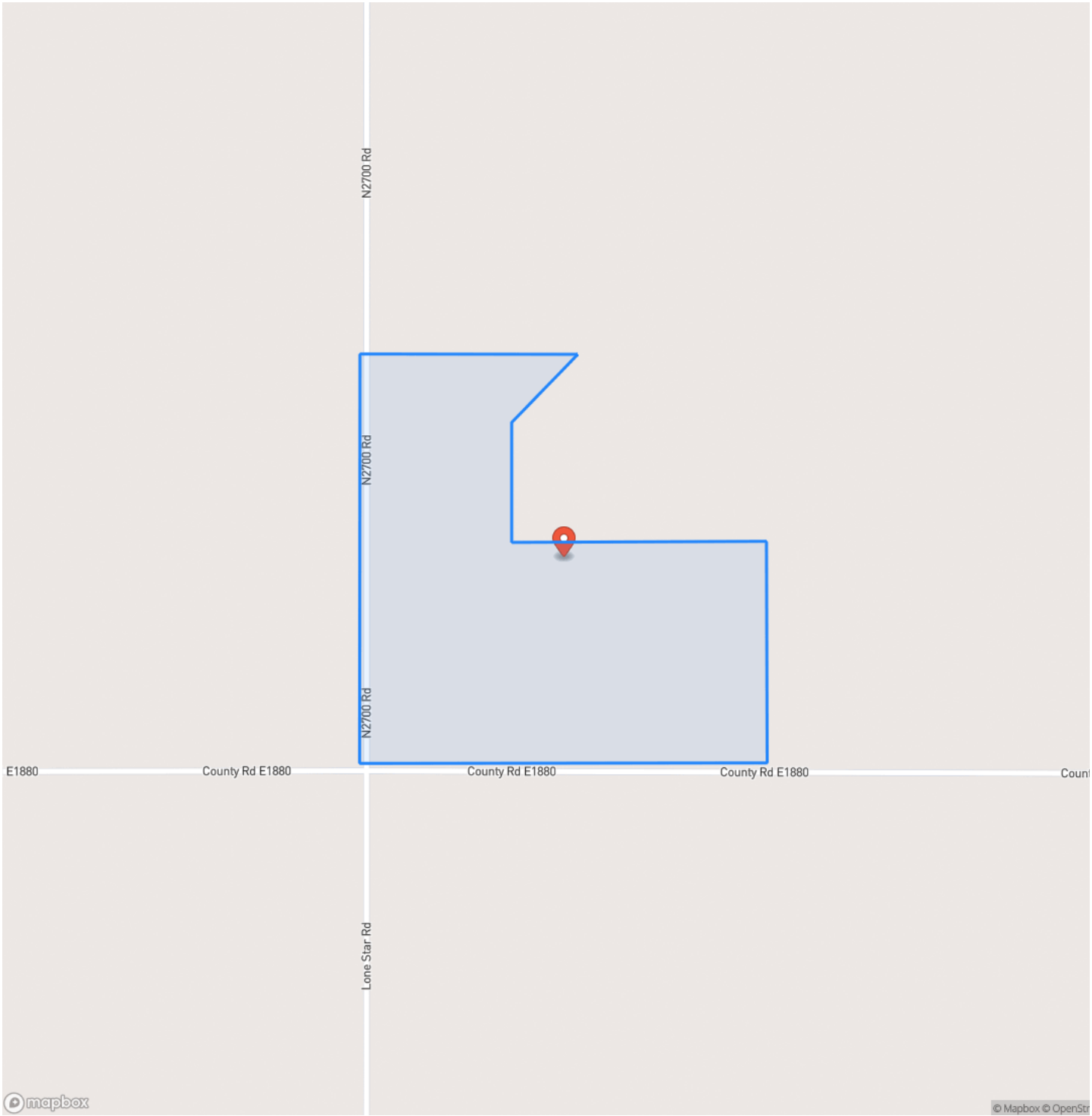
If you are looking for a multi-use farm in southwest Oklahoma, look no further! This amazing 113 +/- acre property, located in Temple, offers opportunities for cattle grazing and recreation as it borders the Waurika Lake WMA. The farm features open pastures with excellent Bermuda grass that has been sprayed and fertilized annually, two ponds, good fencing, mature pecan trees, paved road frontage, and public land access. The area is rich in wildlife, including deer, hogs, turkey, dove, and small game. If you're looking to build a home, there are several prime building locations available. Even at the end of a six-month drought, the ponds never dried up, and the grass supported a stocking rate of one pair per 3.3 acres. Conveniently located, the farm is approximately 2 +/- hours from Oklahoma City, 45 +/- minutes from Wichita Falls, and 2.5 +/- hours from the DFW area. All showings are by appointment only. For more information or to schedule a private viewing, please contact Chris Miller at [\(580\) 595-1969](tel:5805951969).

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.

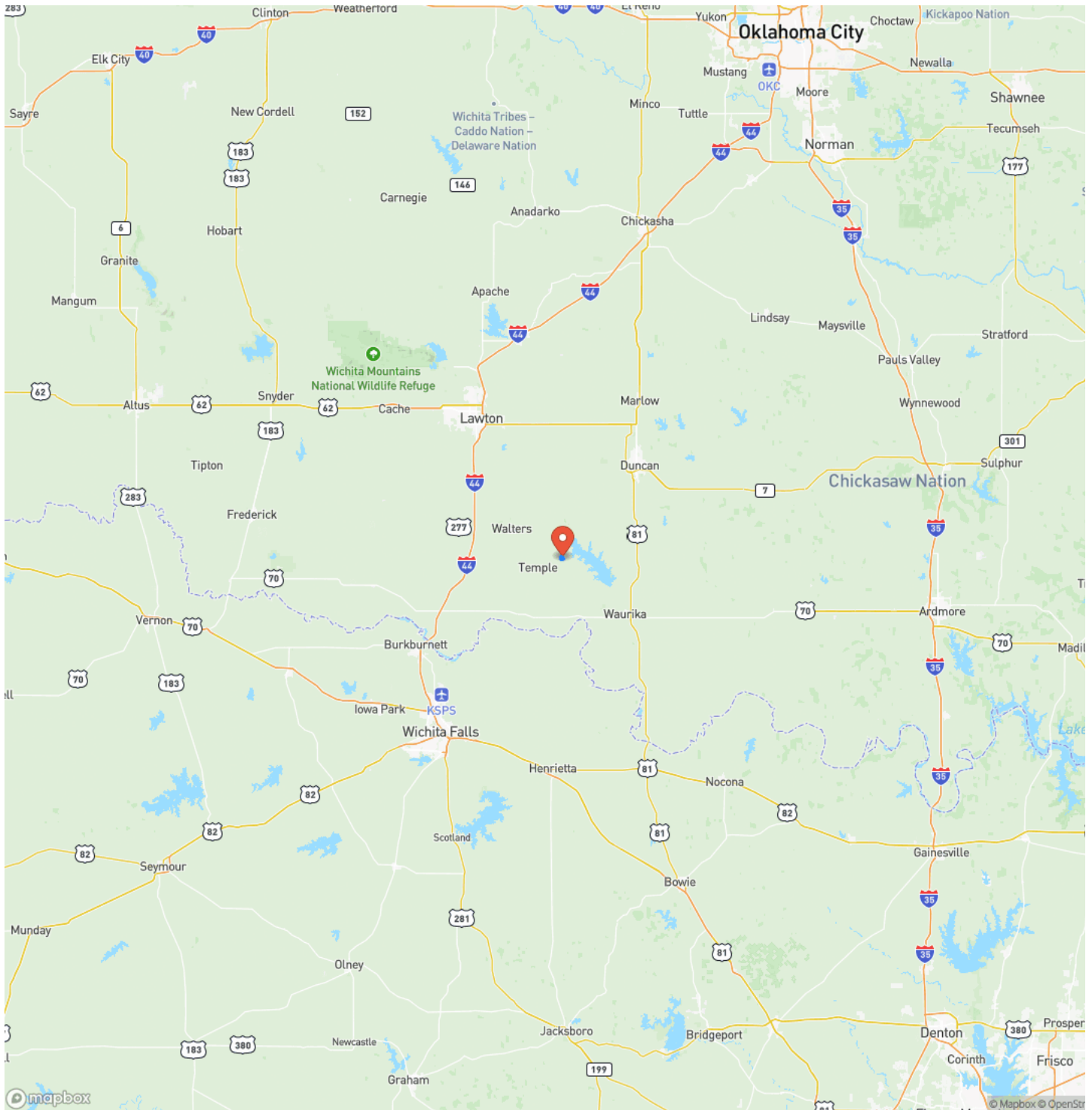
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Temple, OK / Cotton County



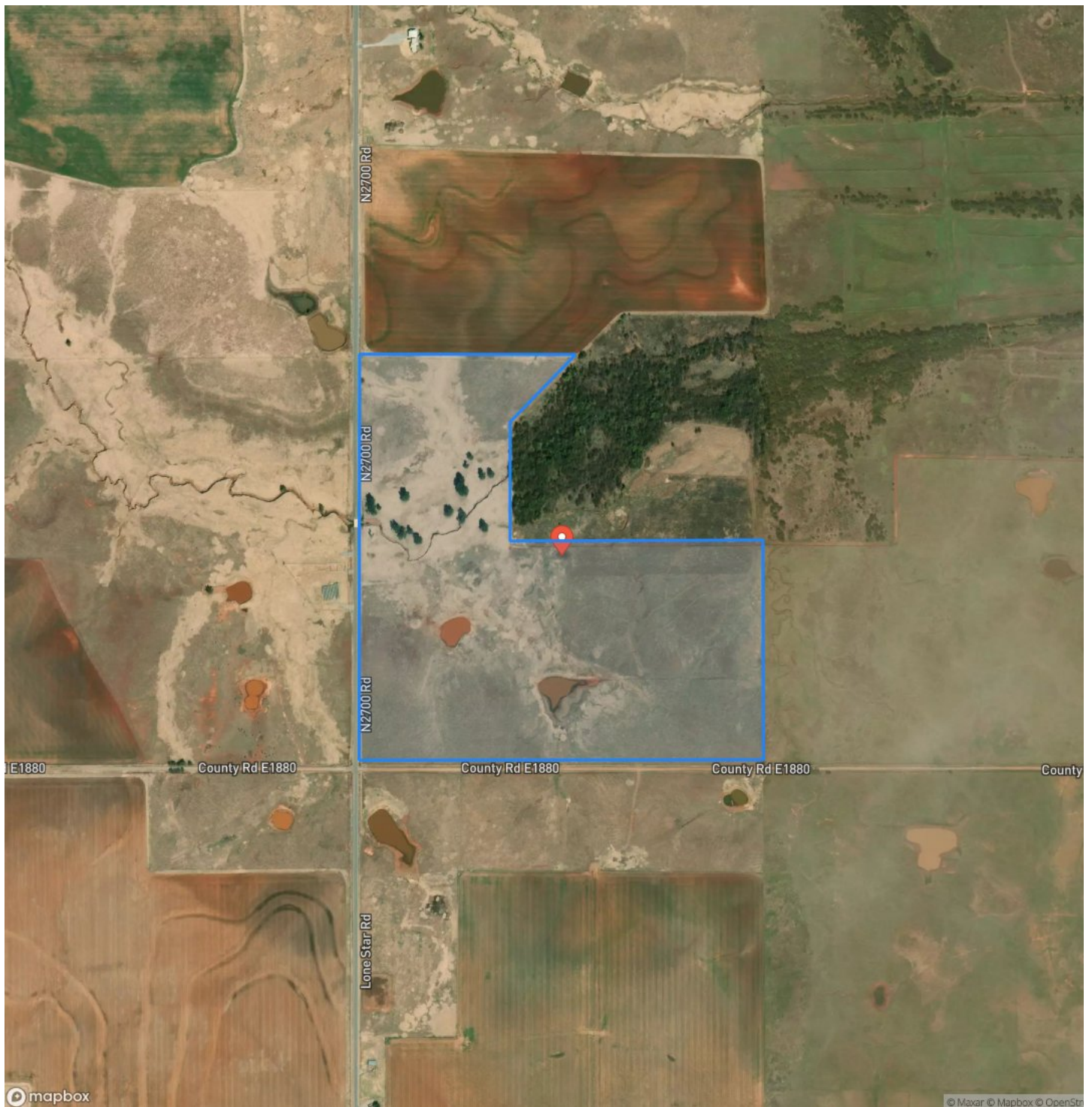
Locator Map



Locator Map



Satellite Map



Recreational Cattle Farm in Temple Temple, OK / Cotton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Miller

Mobile

(580) 595-1969

Email

chris.miller@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.

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