

Northeast Burns Flat Farm
N 2160 Rd
Foss, OK 73467

\$320,000
160± Acres
Washita County



Northeast Burns Flat Farm
Foss, OK / Washita County

SUMMARY

Address

N 2160 Rd

City, State Zip

Foss, OK 73467

County

Washita County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.382014 / -99.130351

Acreage

160

Price

\$320,000

Property Website

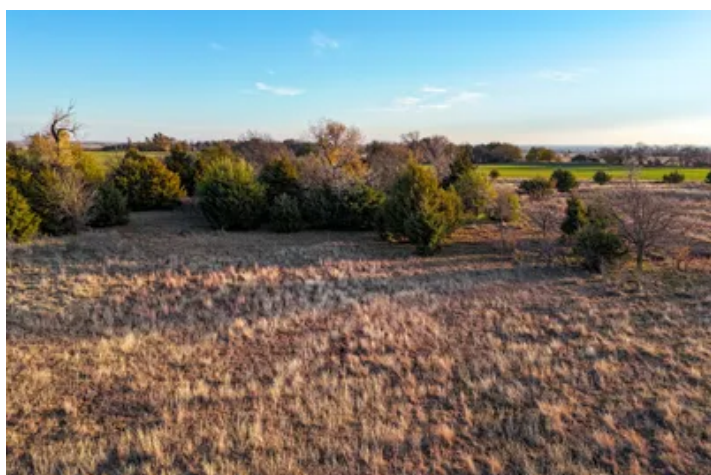
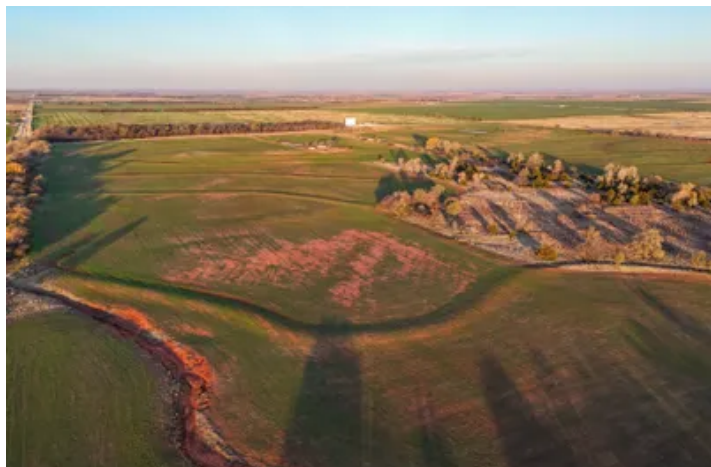
<https://arrowheadlandcompany.com/property/northeast-burns-flat-farm-washita-oklahoma/68755/>



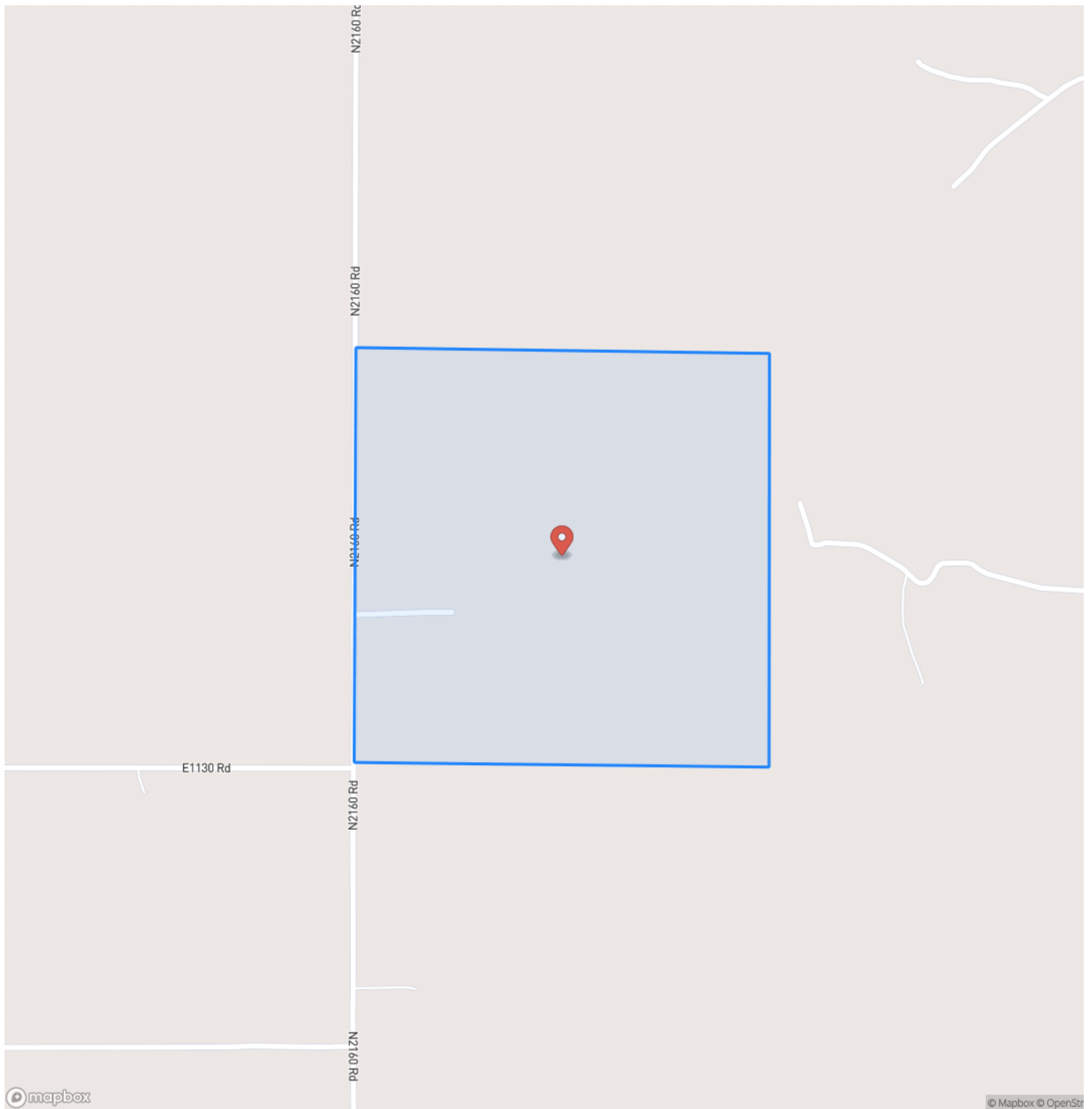
PROPERTY DESCRIPTION

This beautiful Washita County, Oklahoma, farm is a nicely laid out 160 +/- acre property located in the northwest quadrant of the county near the town of Burns Flat, OK. The farm consists of just over 130 +/- acres of tillable ground with a mix of Class 2 and 3 soils and well-maintained terraces. The remainder of the farm features native grass with some timber groves that provide shelter for livestock and wildlife. The farm has most recently been planted in wheat for winter pasture. An old homestead is situated on the west side of the property. While the home is no longer livable, the homesite remains ideal for the next owner's dream home. The entrance to the homesite comes off a well-maintained county road, and the site already has electricity and a water well. Positioned somewhat centrally on the farm, the homesite offers excellent views of the entire property, allowing you to watch cattle grazing on the lush wheat or observe deer, turkey, and other wild game roaming freely. This farm presents a versatile opportunity, offering the ability to build a dream home, farm the land, raise livestock, and even engage in wildlife habitat management to enhance the existing wildlife populations. Over time, this could provide consistent hunting and harvesting of deer, turkey, and other game. The farm's location is just a few miles south of Interstate 40, making access to larger towns like Elk City, Clinton, Weatherford, and even Oklahoma City convenient—further adding to its appeal. The property's layout, featuring a balanced mix of tillable acres and scenic native landscapes, sets it apart from standard flat, clean tillable farms. This property truly embodies a "do-it-all" farm where you can live, farm, and hunt. If 160 +/- acres seems like more than you'd prefer, don't worry! The sellers may consider splitting the farm into two 80 +/- acre parcels. 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).

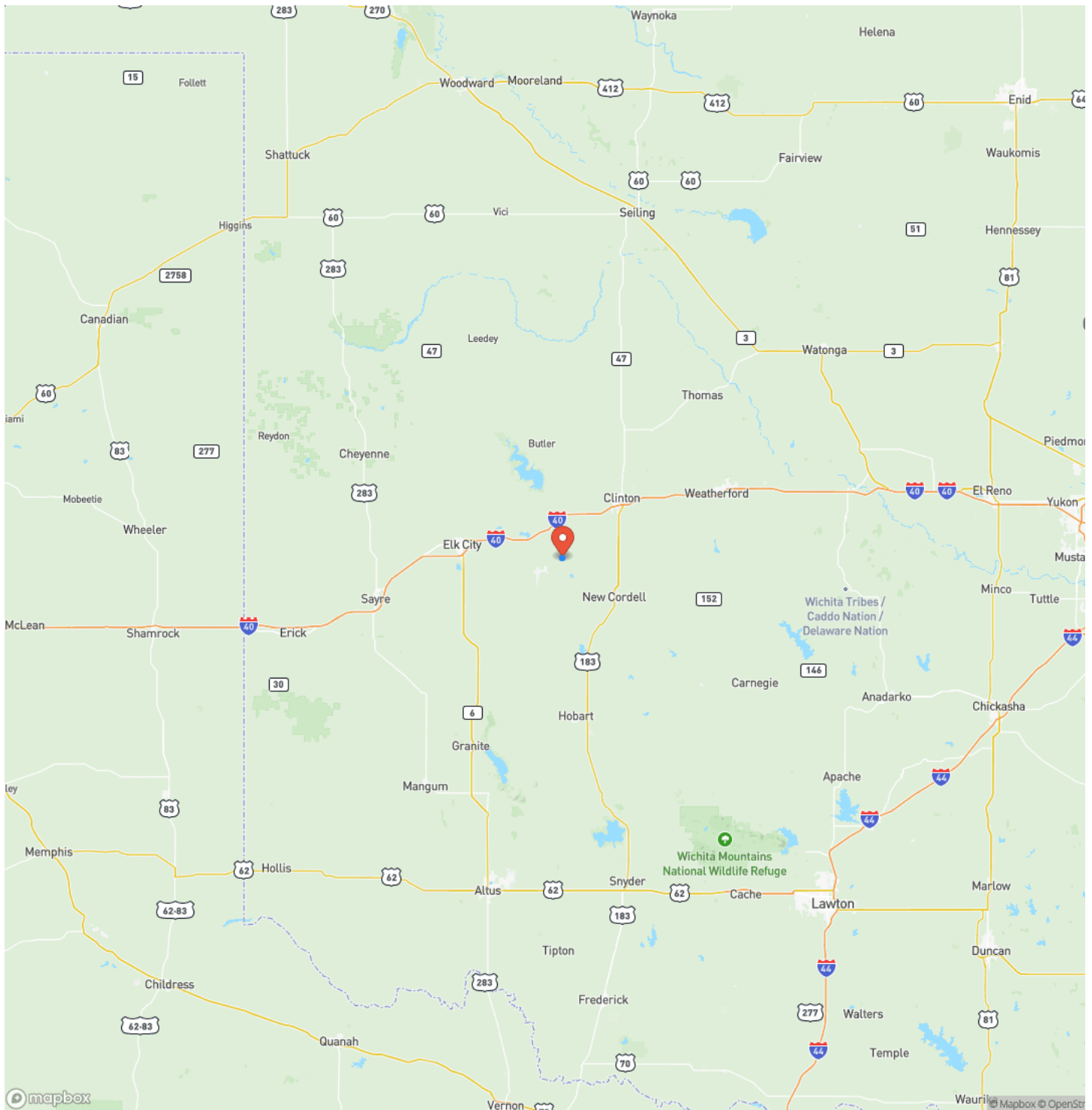
Northeast Burns Flat Farm
Foss, OK / Washita County



Locator Map



Locator Map



Satellite Map



Northeast Burns Flat Farm
Foss, OK / Washita County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@arrowheadlandcompany.com

Address

City / State / Zip

Gotebo, OK 73041

NOTES

[illegible]

This image shows a single 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.



www.arrowheadlandcompany.com

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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