

Prime Multi-Use Farm
N 2260 Rd
Frederick, OK 73542

\$224,000
80± Acres
Tillman County



Prime 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, Ranches, Recreational Land

Latitude / Longitude

34.581723 / -98.952936

Acreage

80

Price

\$224,000

Property Website

<https://arrowheadlandcompany.com/property/prime-multi-use-farm-tillman-oklahoma/86851/>



Prime Multi-Use Farm Frederick, OK / Tillman County

PROPERTY DESCRIPTION

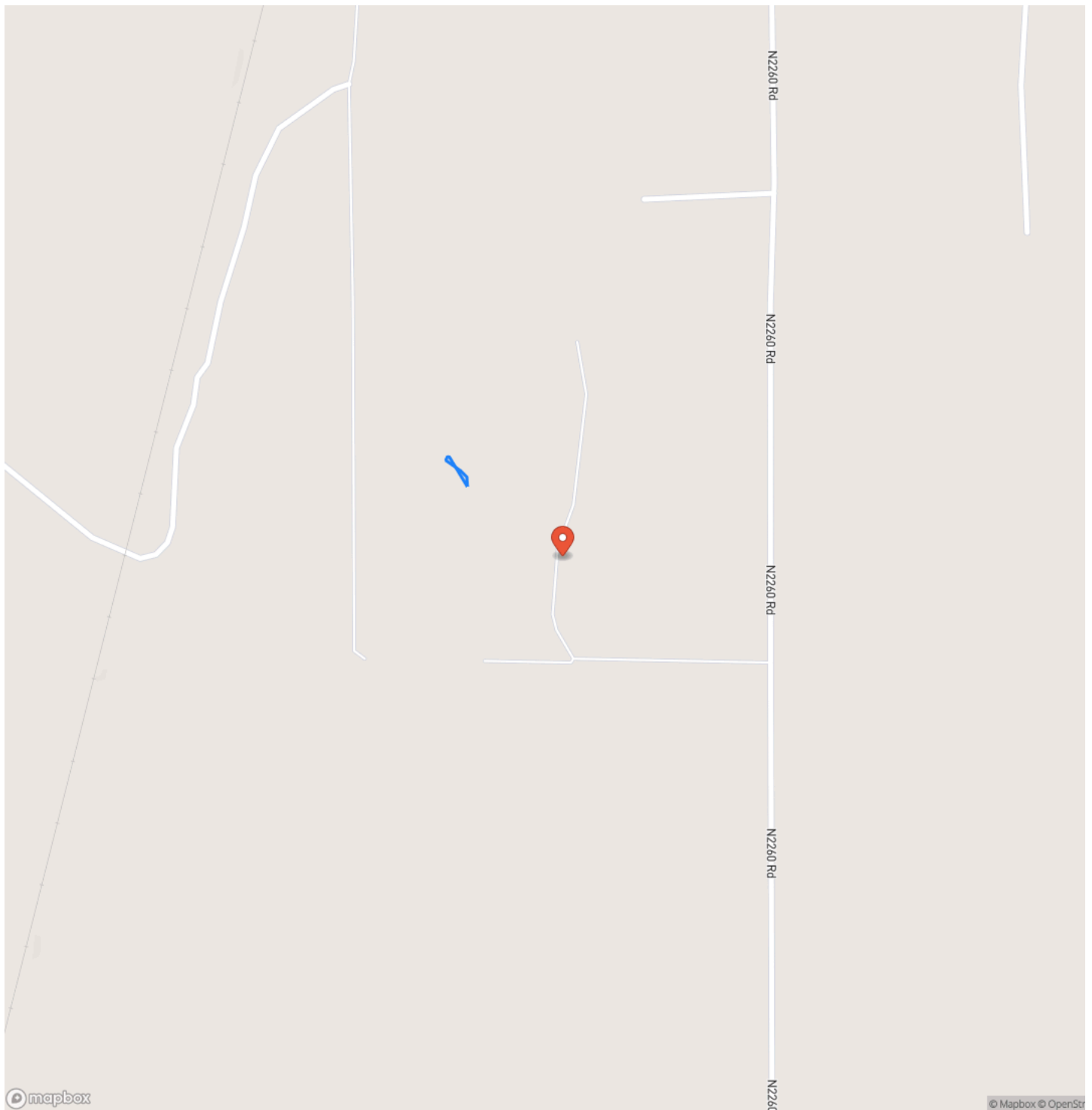
Located in far northern Tillman County, this 80 +/- acre property is an absolute gem of a multi use tract providing great opportunities for ranching, farming, and recreational use. Conveniently located just 40+/-minutes from Lawton, OK, 30 +/- minutes from Altus, OK and approximately 1 hour and 10+/-minutes from Wichita Falls, Texas. This property also has great appeal as a homesite with great access to highways and beautiful views all around including the Wichita Mountains to the north. Approximately 30 +/- acres have recently been used for cultivation and the remaining acreage to the west side of the property is made up of native grasses and shrubs, highlighted by a beautiful pond covering just over an acre of land. This habitat is ideal for all the local wildlife such as deer, hogs, small game, quail and dove. Three sides of this property have brand new, barbed wire fences and the west fence, while not new, is in great shape. There is also a rural water meter already in place on this property which if you are not already aware, is a huge bonus. There are not many 80 +/- acre tracts around that offer what this true multi use property does so if you are in the market for a place you can build your dream home, open the gate and turn cattle on it, plant wheat or some other crop, or all the above, then this is a place you don't want to overlook! There is also additional acreage available! 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.

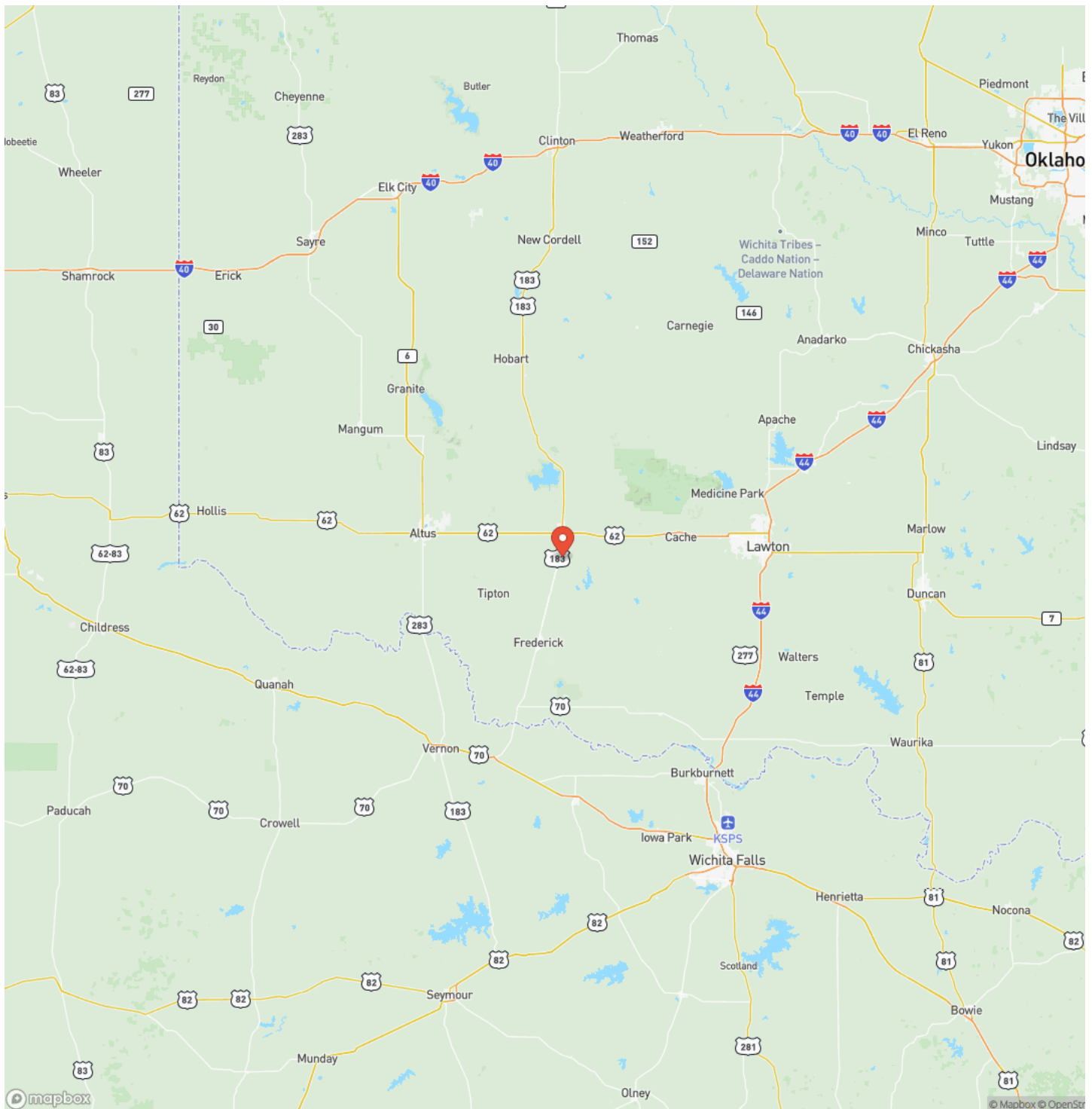
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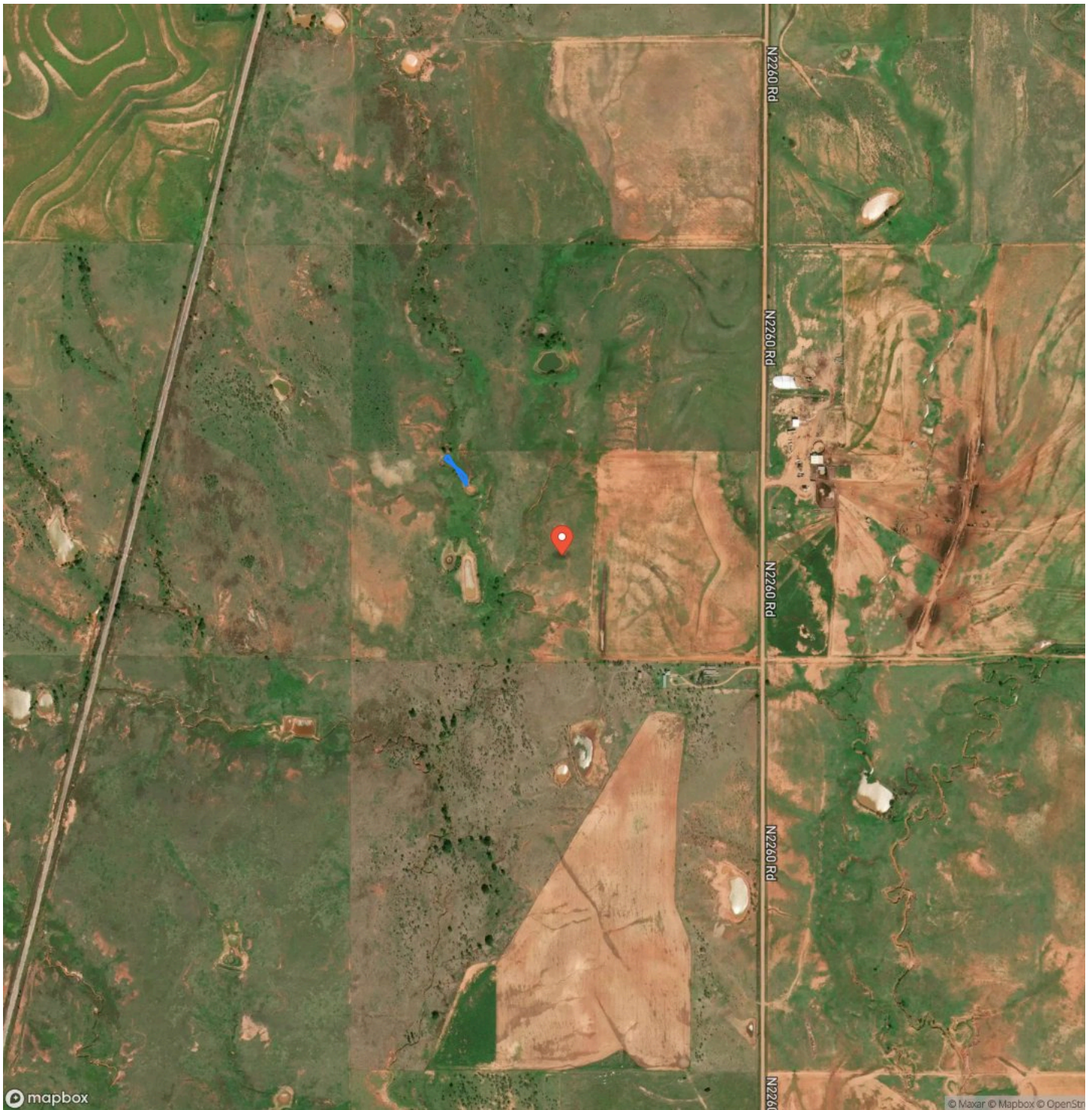
Locator Map



Locator Map



Satellite Map



Prime 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

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.

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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