

**Gage Grazing Property**  
E County Rd 37  
Gage, OK 73843

**\$156,860**  
156.860± Acres  
Ellis County



**Gage Grazing Property**  
**Gage, OK / Ellis County**

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**SUMMARY**

**Address**

E County Rd 37

**City, State Zip**

Gage, OK 73843

**County**

Ellis County

**Type**

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

**Latitude / Longitude**

36.4784 / -99.8792

**Acreage**

156.860

**Price**

\$156,860

**Property Website**

<https://arrowheadlandcompany.com/property/gage-grazing-property-ellis-oklahoma/100695/>



## Gage Grazing Property Gage, OK / Ellis County

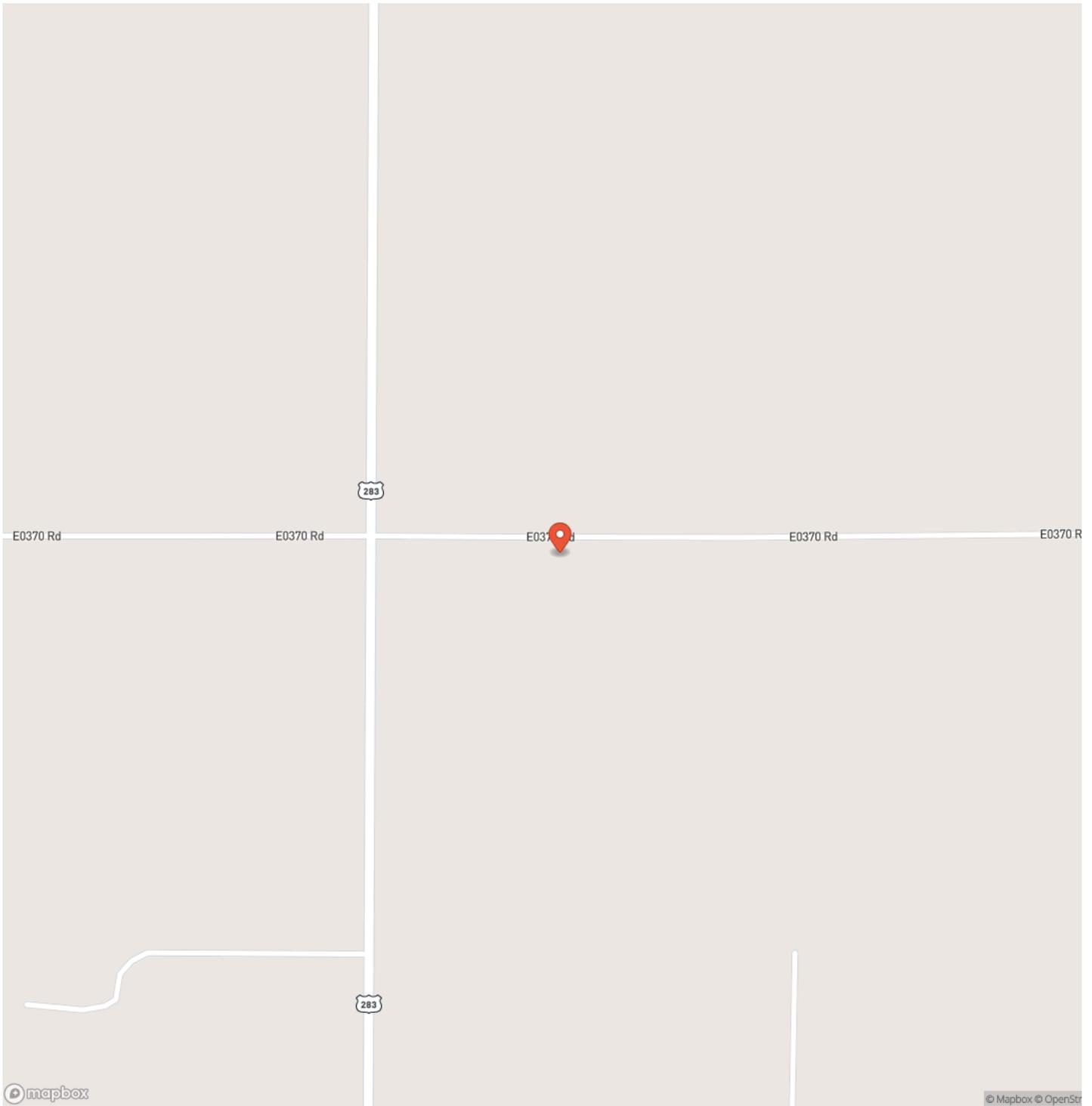
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### **PROPERTY DESCRIPTION**

This 156.86+/- acre tract in Ellis County presents a prime opportunity for agricultural production or livestock grazing, with convenient Highway 283 frontage providing easy access! The property features gently rolling terrain and well-maintained terraces designed for effective water control and soil conservation. Currently, the land is open and ready for livestock grazing or other agricultural uses, with fencing along one side to facilitate management and operations. The open layout allows for efficient movement of equipment and livestock! The varied soil types, approximately 26.8% Catesby-Laverne loams, 23.2% Texroy-Abbie complex, and 22.4% Balko silty clay loam, provide a productive foundation for pasture, hay, or crop production. This tract also offers potential wildlife habitat, with areas of natural cover suitable for deer and other game, making it attractive for recreational or mixed-use purposes. With its combination of agricultural potential, road access, and diverse soils, this property represents an excellent opportunity to expand an existing operation or establish a new one. This property is located just 14+/- minutes from Shattuck, OK, 35+/- minutes from Woodward, OK, and 2 hours and 52+/- minutes from OKC. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jared Moyer at [\(580\) 273-4220](tel:5802734220). 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.

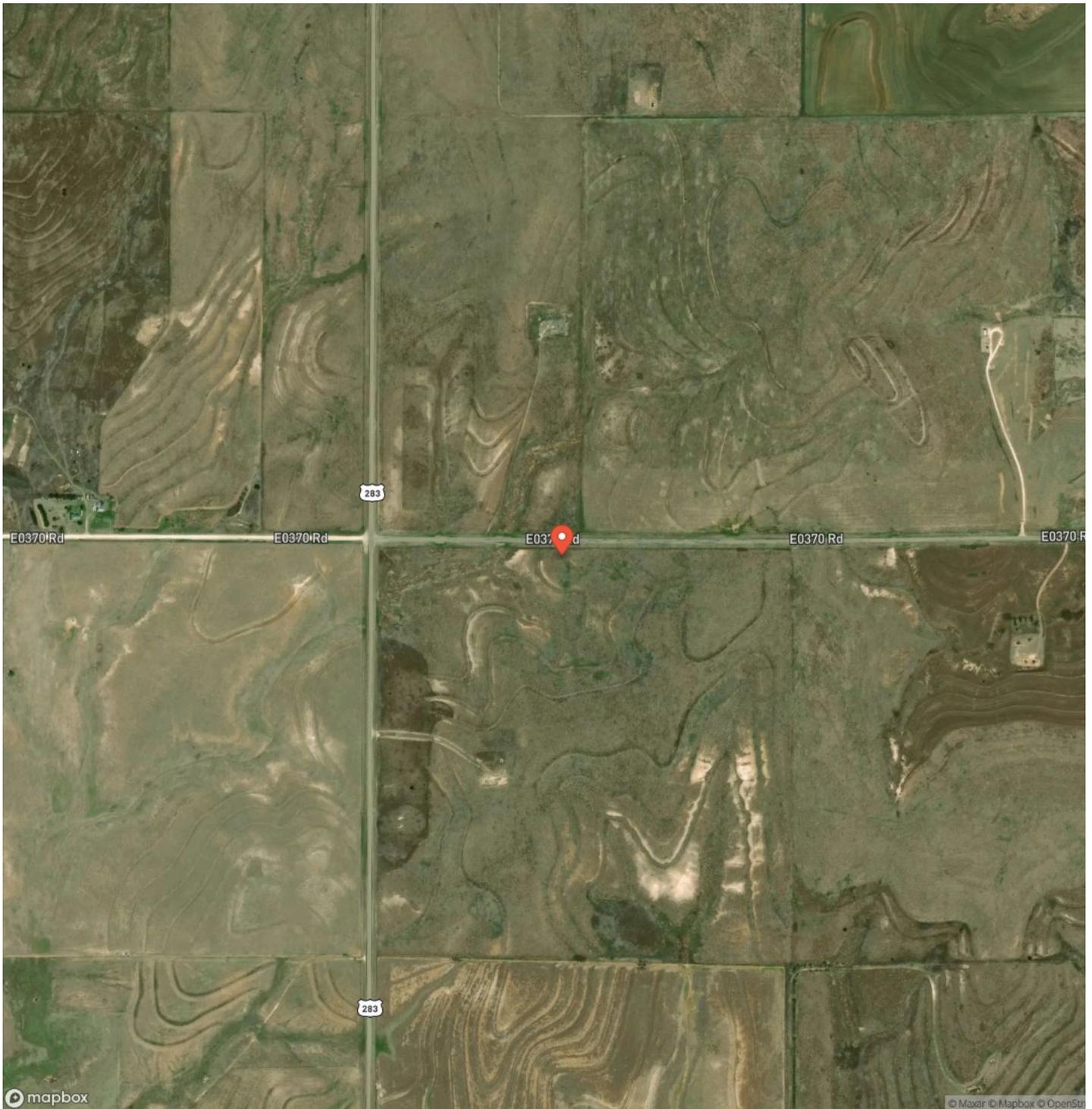


## Locator Map





## Satellite Map







## **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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