

Tract 9 Western Panhandle Farms
00 Mile 17 Rd
Guymon, OK 73942

\$320,000
320± Acres
Texas County



Tract 9 Western Panhandle Farms Guymon, OK / Texas County

SUMMARY

Address

00 Mile 17 Rd

City, State Zip

Guymon, OK 73942

County

Texas County

Type

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

Latitude / Longitude

36.7514 / -101.7181

Acreage

320

Price

\$320,000

Property Website

<https://arrowheadlandcompany.com/property/tract-9-western-panhandle-farms-texas-oklahoma/112440/>



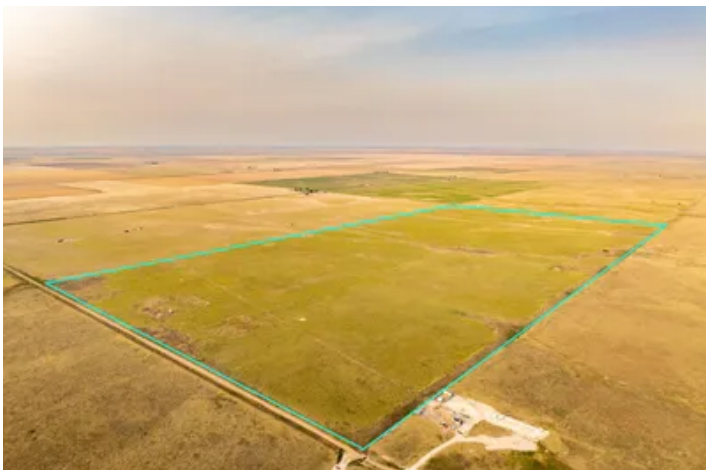
Tract 9 Western Panhandle Farms Guymon, OK / Texas County

PROPERTY DESCRIPTION

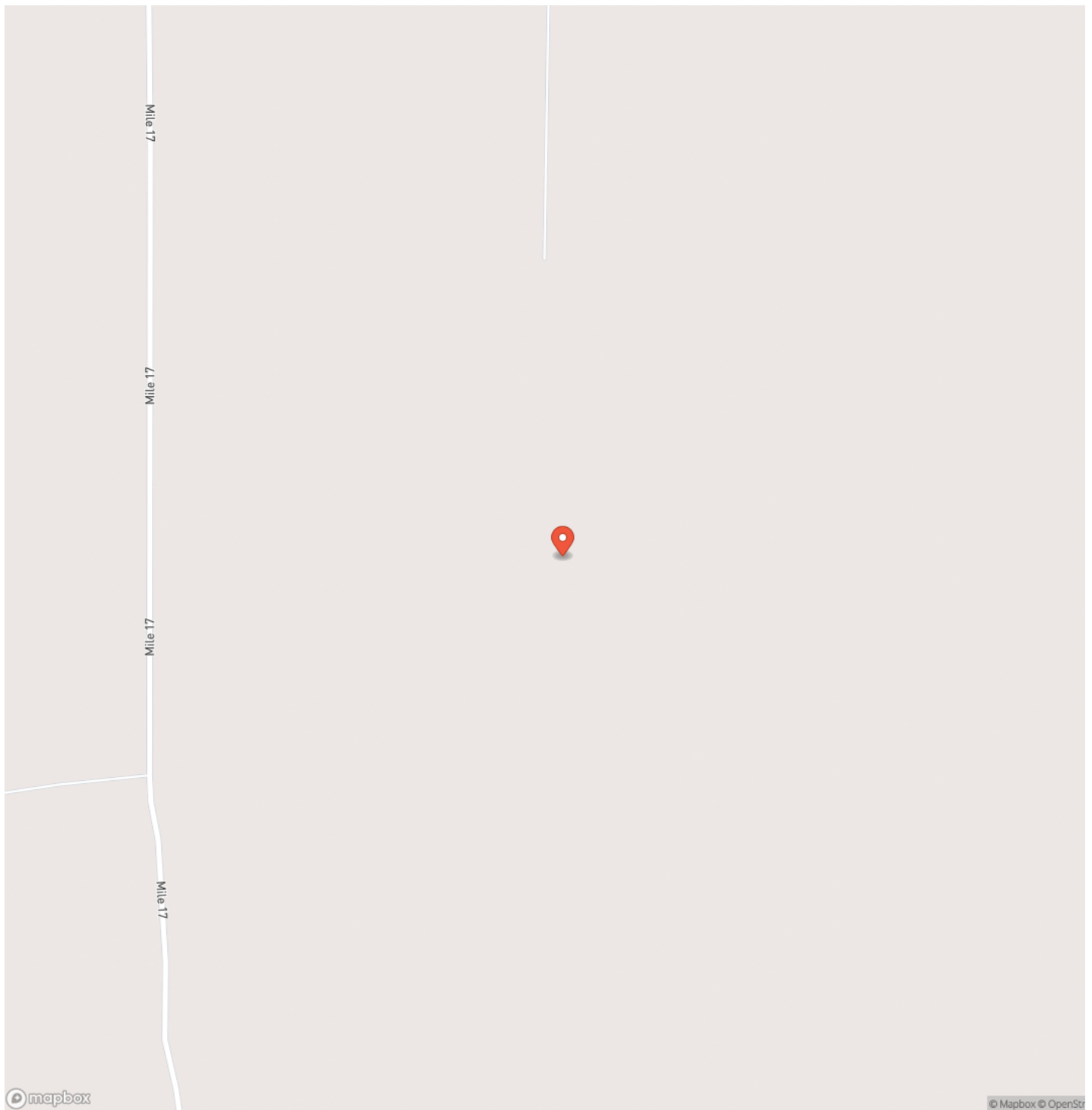
Tract 9 of Western Panhandle Farms is a 320+/- acre property in Texas County, Oklahoma that offers productive native grass pasture, flat open topography, and excellent potential for a growing cattle operation! Located just 1+/- mile from Highway 412, and just 23+/- minutes from Guymon, the property provides convenient access while maintaining the space and functionality needed for livestock. The tract features partial fencing and a nearly level landscape that is well suited for grazing. With additional fencing, the property could easily be divided into multiple pastures for rotational grazing, improving pasture utilization and overall herd management. Whether you're looking to expand your current operation, invest in productive Oklahoma grassland, or develop a well-managed grazing property, this 320 +/- acres offers the size, location, and potential to make it an outstanding addition to your operation. 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.

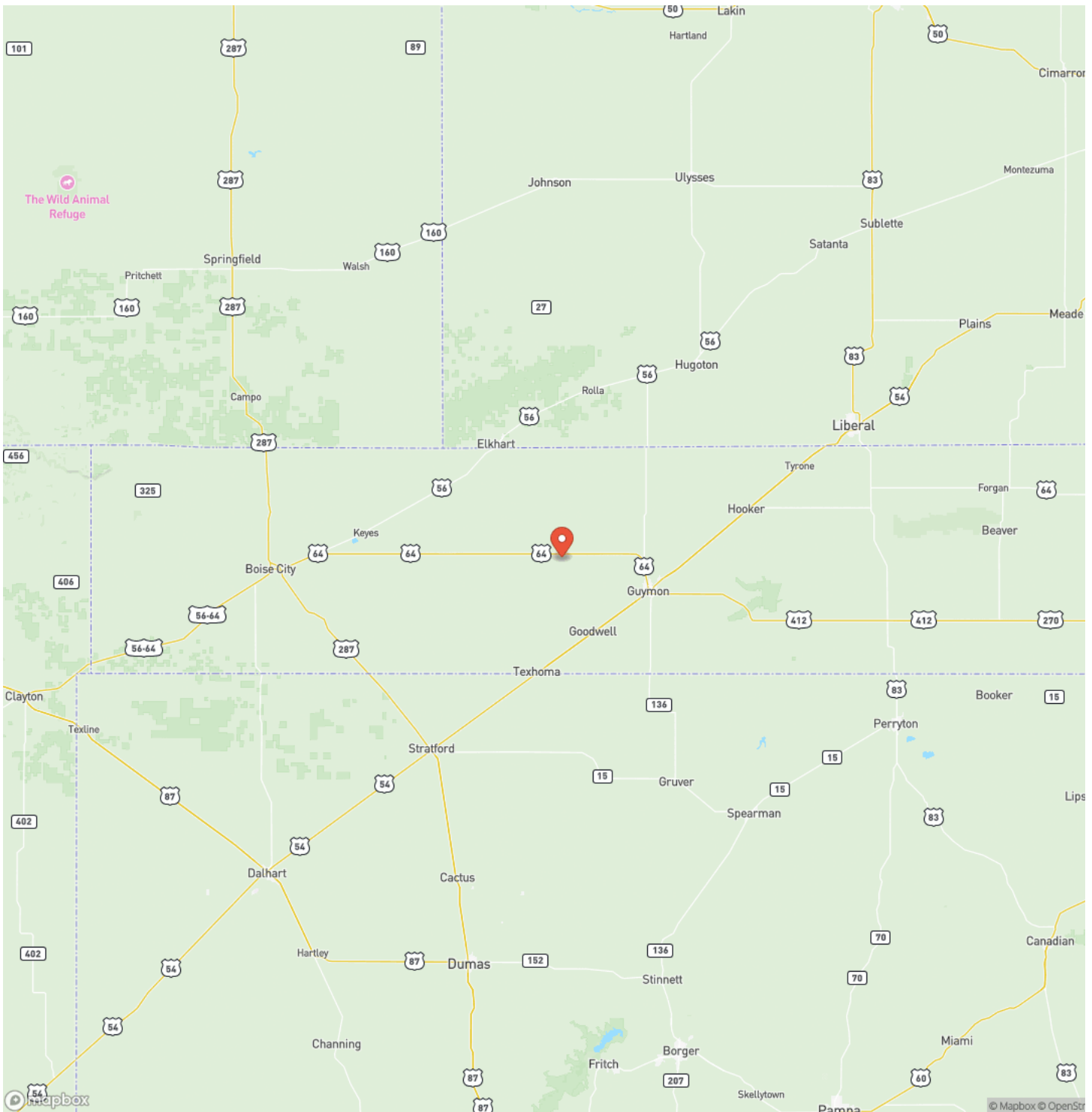
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Guymon, OK / Texas County



Locator Map



Locator Map



Satellite Map



Tract 9 Western Panhandle Farms
Guymon, OK / Texas County

LISTING REPRESENTATIVE
For more information contact:



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Jared Moyer
Mobile
(580) 273-4220
Email
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Address
City / State / Zip

NOTES

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<https://arrowheadlandcompany.com/>

DISCLAIMERS

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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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