

Temple Cattle & Farming Ranch
County Road E 1860
Temple, OK 73568

\$576,000
240± Acres
Cotton County



Temple Cattle & Farming Ranch

Temple, OK / Cotton County

SUMMARY

Address

County Road E 1860

City, State Zip

Temple, OK 73568

County

Cotton County

Type

Farms, Undeveloped Land, Ranches, Recreational Land

Latitude / Longitude

34.313305 / -98.256917

Acreage

240

Price

\$576,000

Property Website

<https://arrowheadlandcompany.com/property/temple-cattle-farming-ranch-cotton-oklahoma/85832/>



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PROPERTY DESCRIPTION

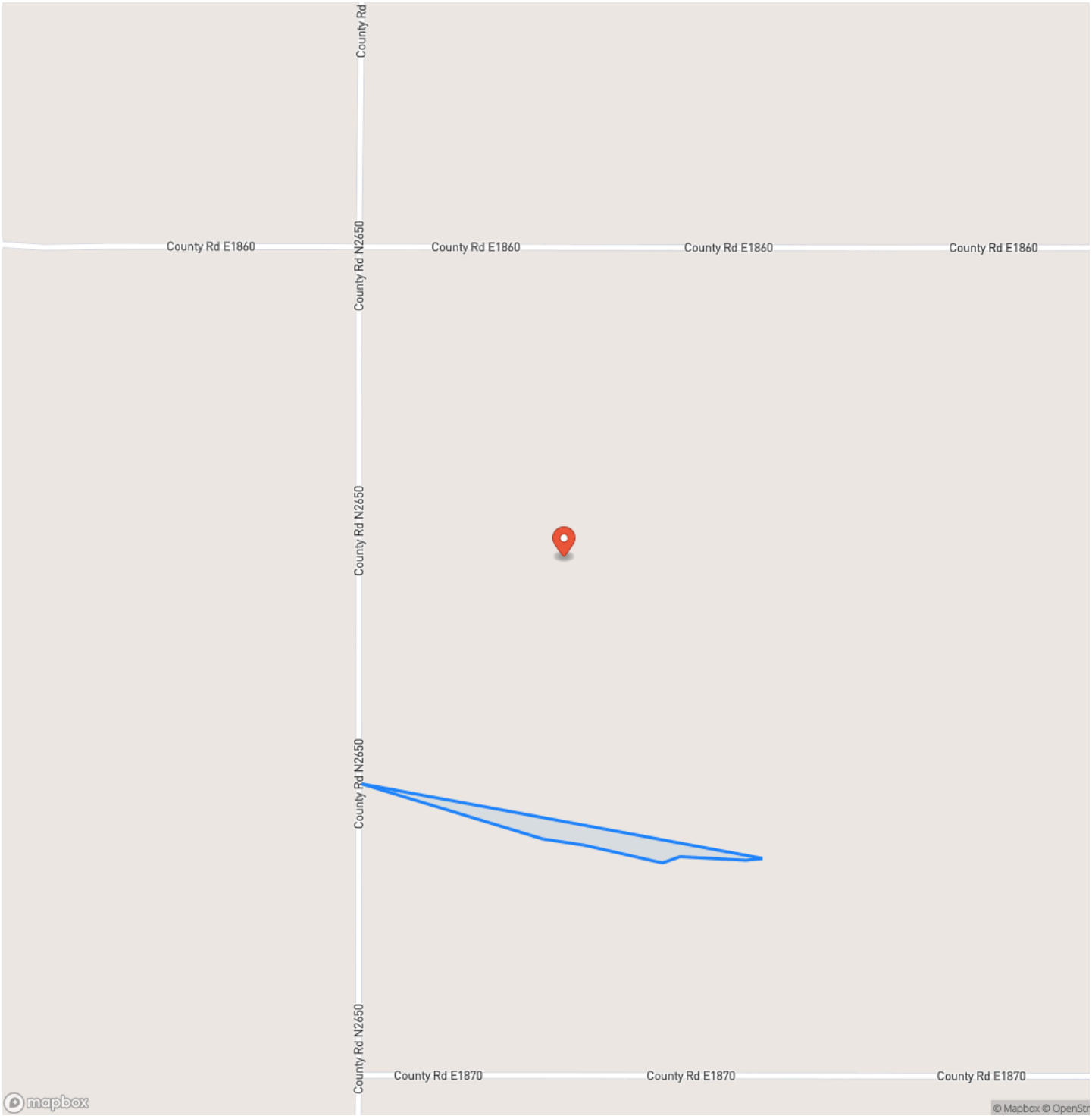
Located in Cotton County, Oklahoma, this 240+/-acre property is a turn-key cattle ranch or farming opportunity with everything in place to support your operation! The land is predominantly flat, offering ease of use and optimal functionality for running cattle or cultivating crops. Approximately 100 +/- acres of the property are already in cultivation, while the remaining acreage provides ample grazing with a healthy mix of native grasses and open pasture. The ranch is well-equipped with multiple large ponds—three major ones and two smaller ones—providing reliable water sources for livestock year-round. A wet weather creek also runs along the southern portion of the property, adding to the natural water features. This property features solid perimeter fencing with extensive cross fencing to manage rotational grazing. Multiple gated entrances are spread across the tract for convenient access from various points, and there is county road frontage on two sides. There is plenty of open space to build pens, barns, equipment sheds, or even a homestead, making it as functional as it is versatile. With its flat layout, quality fencing, established water, and good access, this ranch is ready to go to work. Conveniently located just 35+/-minutes from Lawton and Duncan, and 45+/-minutes from Wichita Falls, Texas, this tract offers both seclusion and accessibility. Whether you're looking to expand your cattle operation or start fresh with a productive and well-laid-out ranch, this property checks all the boxes! All showings are by appointment only. If you would like more information or would like 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.

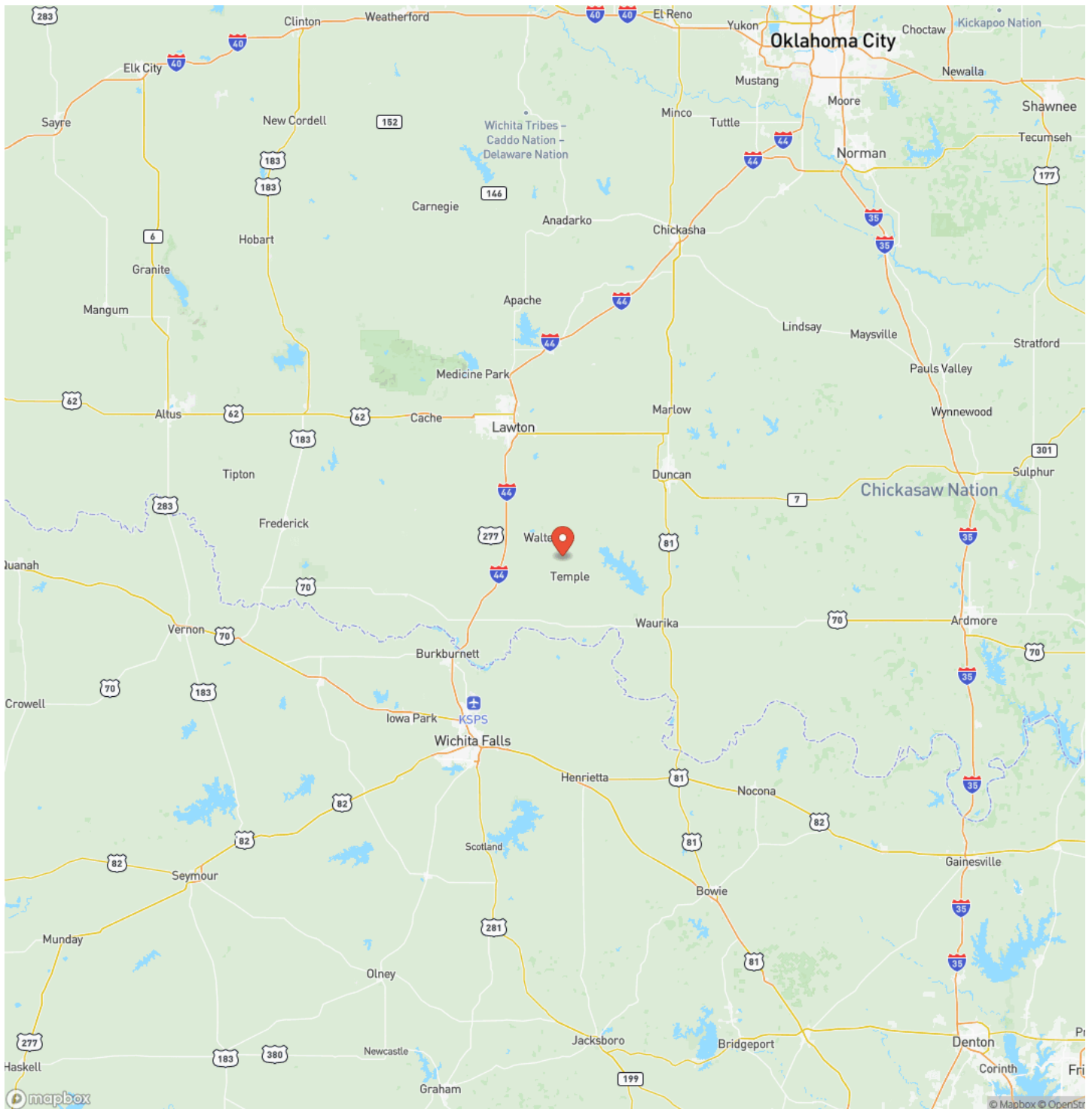
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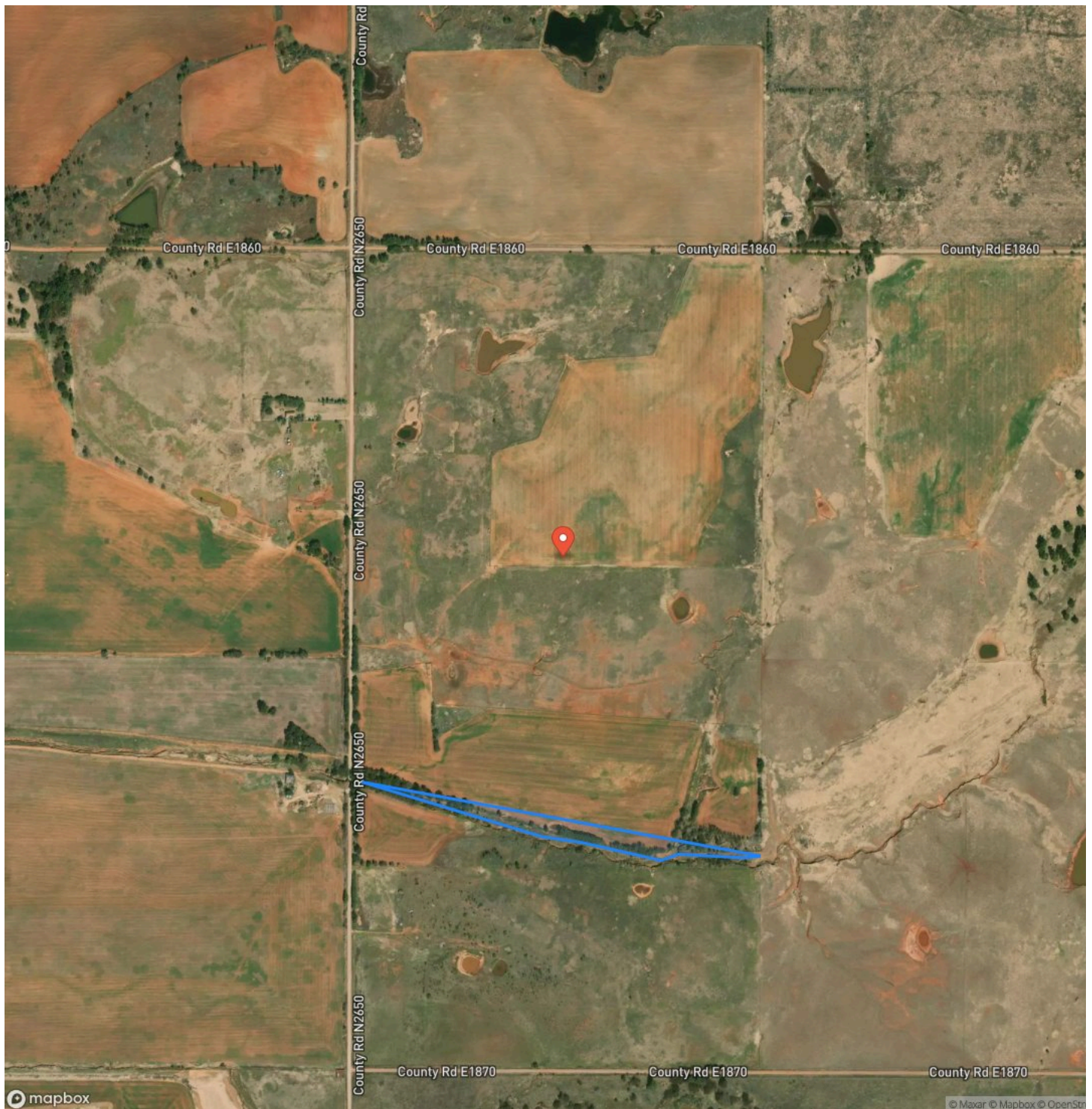
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Miller

Mobile

(580) 595-1969

Email

chris.miller@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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www.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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