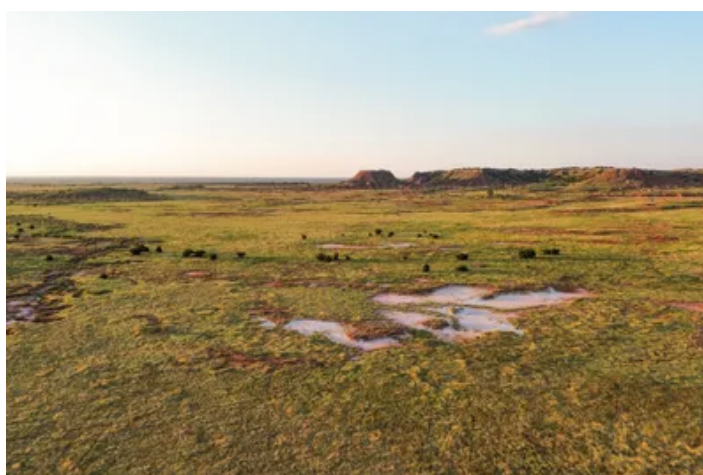


Red Rock Ranch
NS 2460 Rd
Fairview, OK 73737

\$599,000
505± Acres
Major County



Red Rock Ranch
Fairview, OK / Major County

SUMMARY

Address

NS 2460 Rd

City, State Zip

Fairview, OK 73737

County

Major County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.325877 / -98.611712

Acreage

505

Price

\$599,000

Property Website

<https://arrowheadlandcompany.com/property/red-rock-ranch-major-oklahoma/88080/>



PROPERTY DESCRIPTION

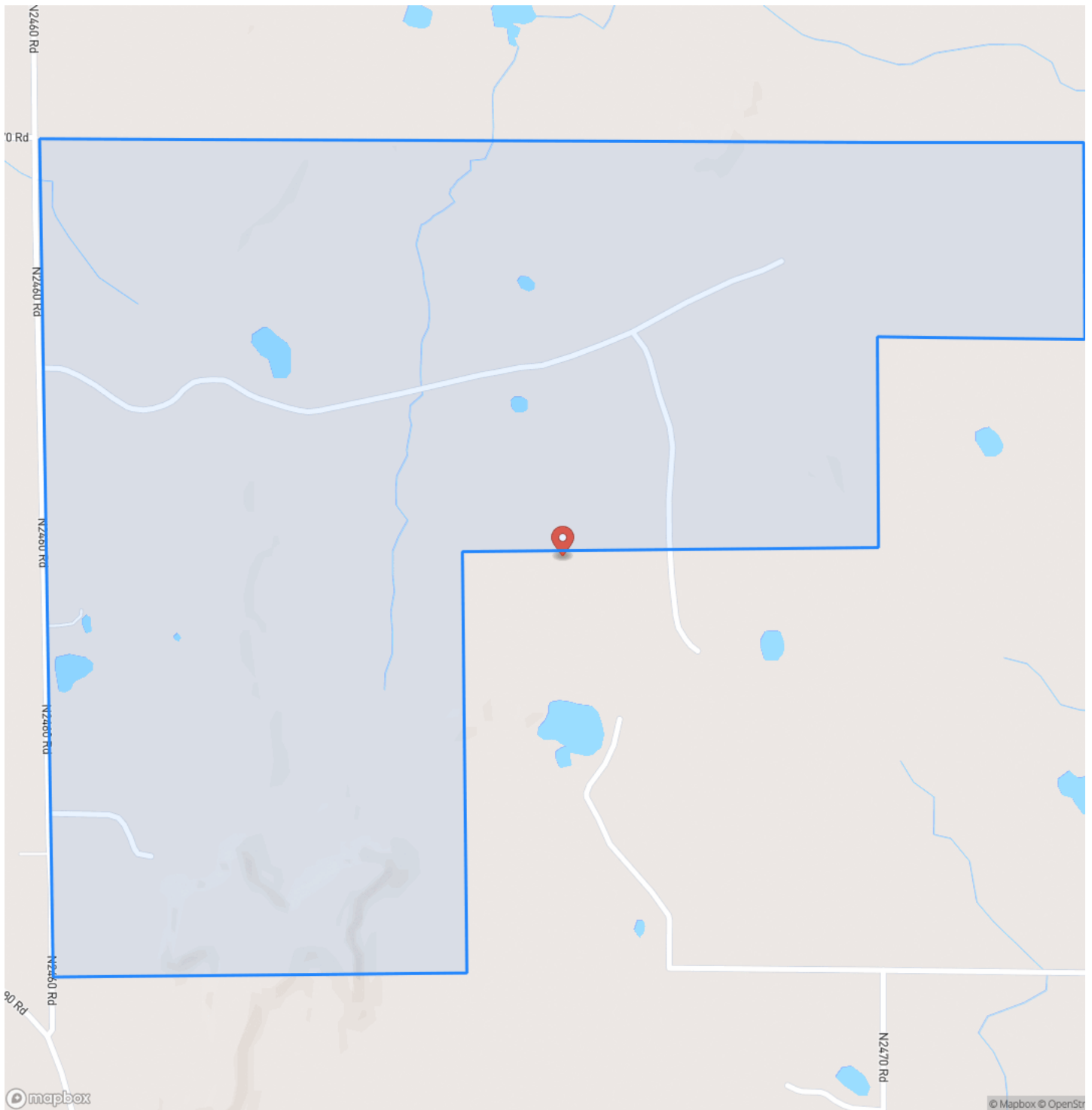
Welcome to the Red Rock Ranch 505 +/- acres just outside of Fairview that is set up and ready to run cattle. This place has 3 well-placed ponds and plenty of water to keep your herd going year-round! The fencing is in good shape all the way around, and cattle guards are already in place so you can move from pasture to pasture without having to get in and out opening gates. Access is no problem as it has good county road frontage and solid entry points make it easy to get trucks and trailers in when you need to. The ground lays out nice with open grazing and just enough slope for good drainage. If you're looking to expand your herd or add a nice grazing tract to your operation, this one checks the boxes. Big enough to handle numbers, simple enough to manage! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at [\(580\) 727-5019](tel:5807275019).

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.

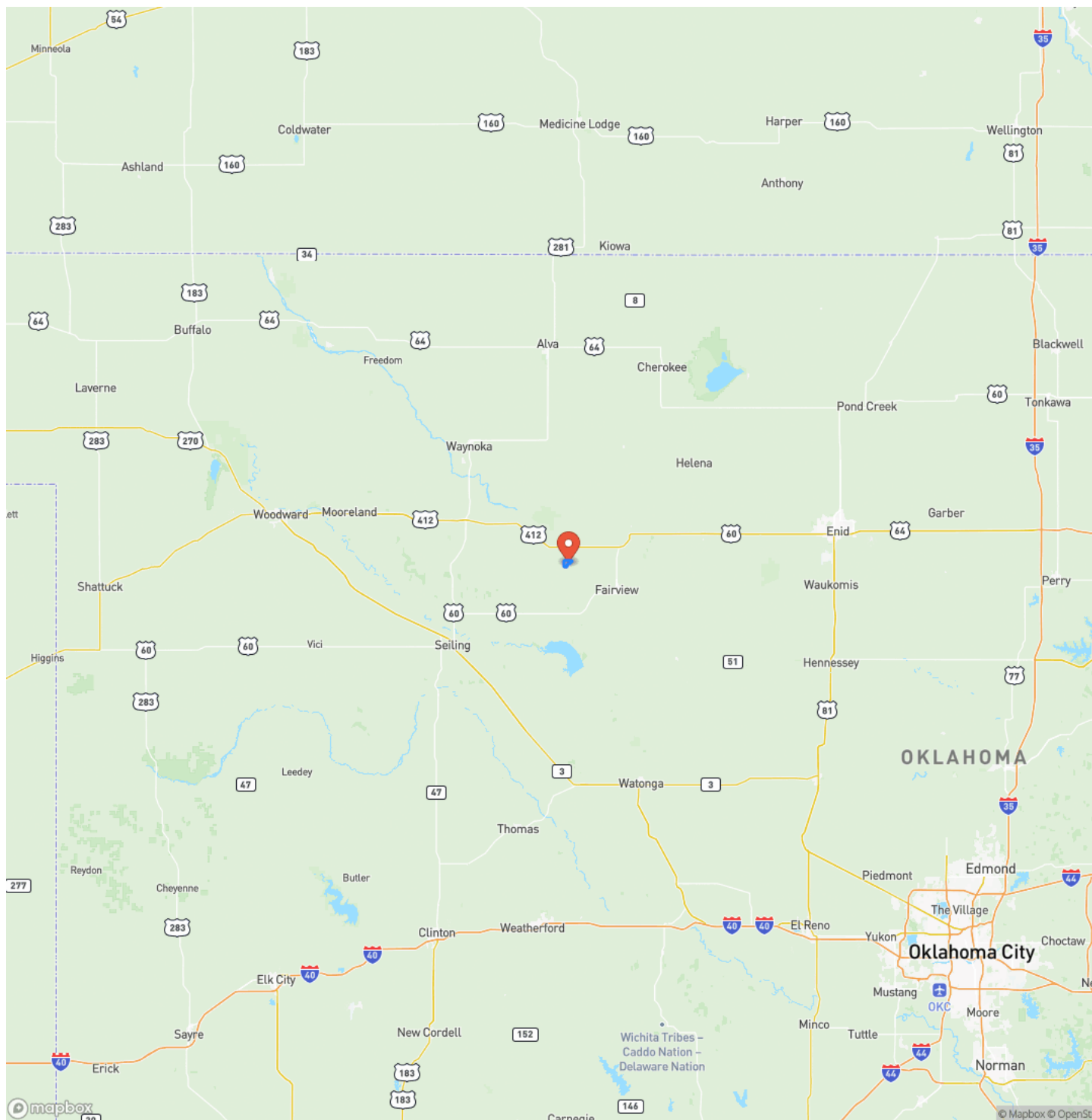
Red Rock Ranch
Fairview, OK / Major County



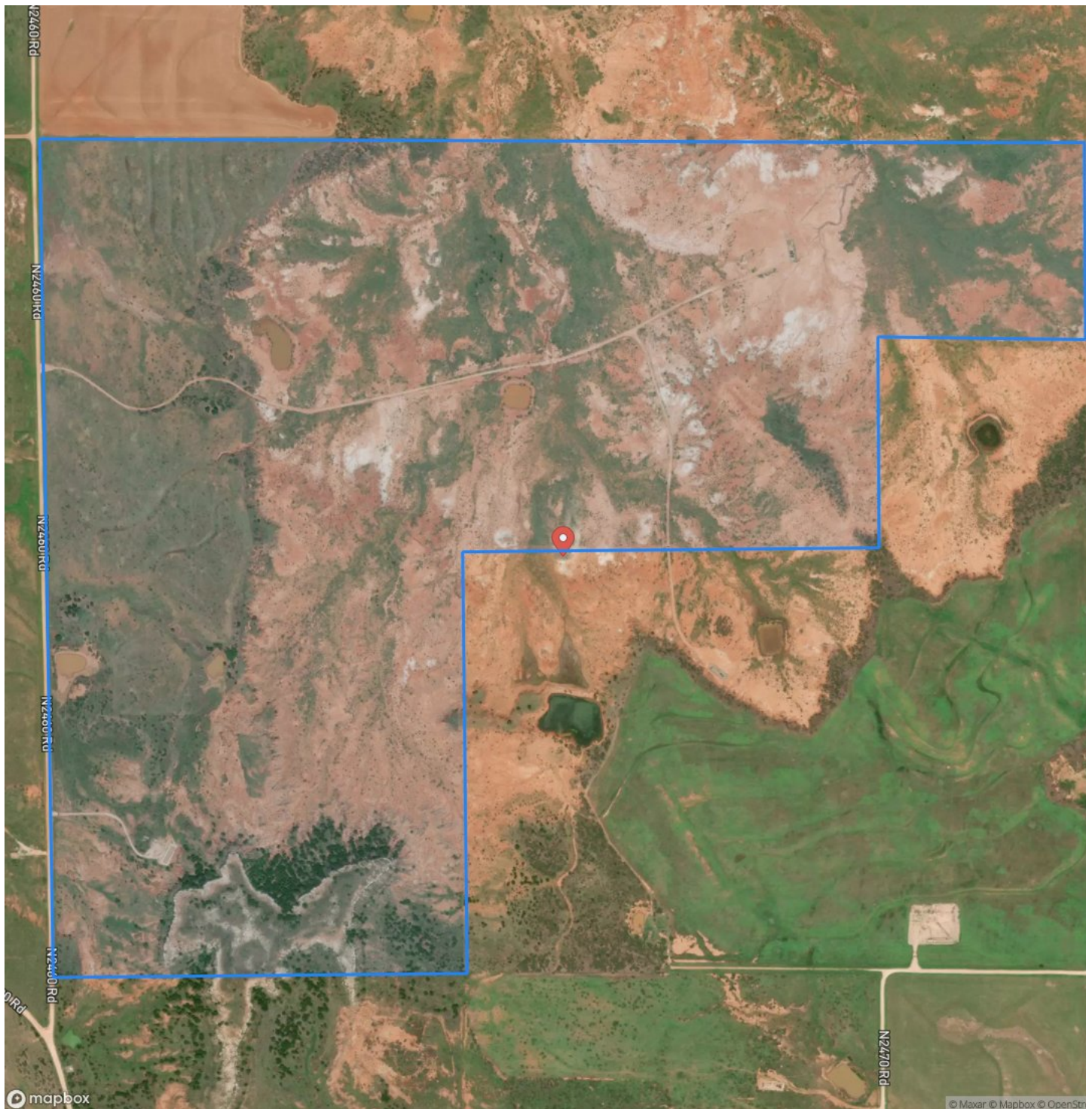
Locator Map



Locator Map

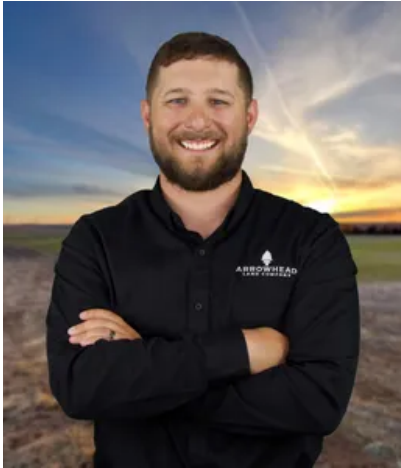


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

Mobile

(580) 727-5019

Office

(620) 501-3688

Email

jacob.lemons@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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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