

Cedar Prairie Farm
Co Rd 170
Perry, OK 73077

\$407,900
111.4± Acres
Noble County



Cedar Prairie Farm
Perry, OK / Noble County

SUMMARY

Address

Co Rd 170

City, State Zip

Perry, OK 73077

County

Noble County

Type

Farms, Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

36.263533 / -97.17065

Acreage

111.4

Price

\$407,900

Property Website

<https://arrowheadlandcompany.com/property/cedar-prairie-farm-noble-oklahoma/101213/>



PROPERTY DESCRIPTION

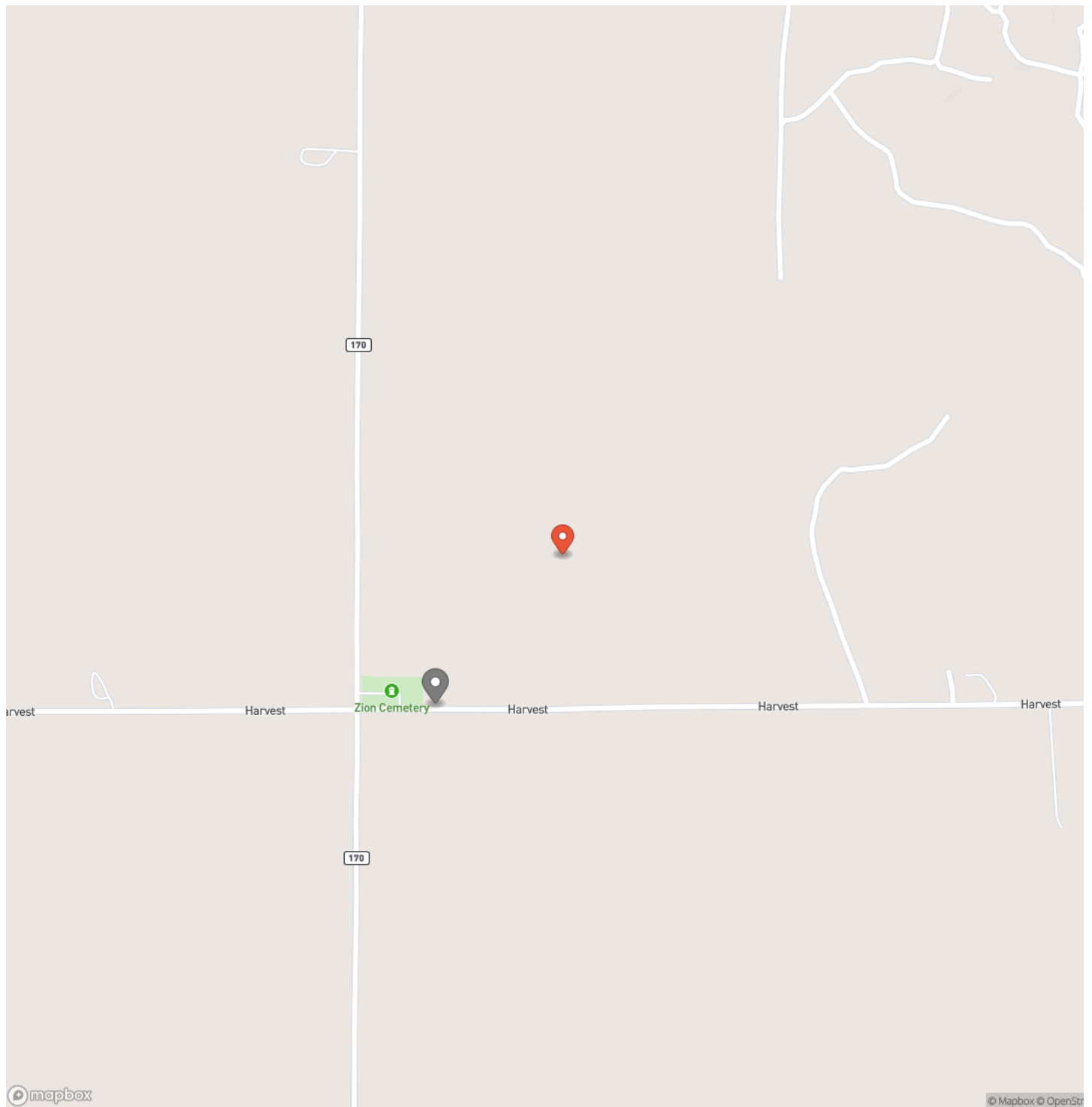
PRICE REDUCED!! Located in Noble County, this 111.4+/- acre tract offers an excellent combination of livestock production, recreational opportunities or even a potential home site! The property is primarily covered in thick native grasses, making it well-suited for grazing or cutting hay, with scattered cedar trees and a light mix of hardwoods adding both character and habitat diversity for wildlife. Near the road, is a flat maintained area ideal for your dream home. The land is mostly fenced, featuring two fully completed pastures with solid perimeter fencing and cross fencing already in place, perfect for rotational grazing. A lean-to shelter provides protection for livestock, and additional fencing materials will be conveyed with the property to complete the remaining section. A pond on the property creates a reliable water source for livestock and wildlife, while electric service is already on-site and rural water is accessible nearby, making future improvements or a homesite more convenient. In addition to its agricultural value, this tract offers great deer hunting, with ample cover and natural forage attracting wildlife throughout the year. With a strong mix of tillable ground, grazing pasture, and recreational appeal, this property is a versatile opportunity for anyone looking to run cattle, produce hay, or enjoy a well-rounded piece of Oklahoma land. The property is located 8+/- miles from Perry, 20+/- miles from Stillwater, and 24+/- miles from Pawnee. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Luke Roberts at [\(918\) 399-2569](tel:9183992569).

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.

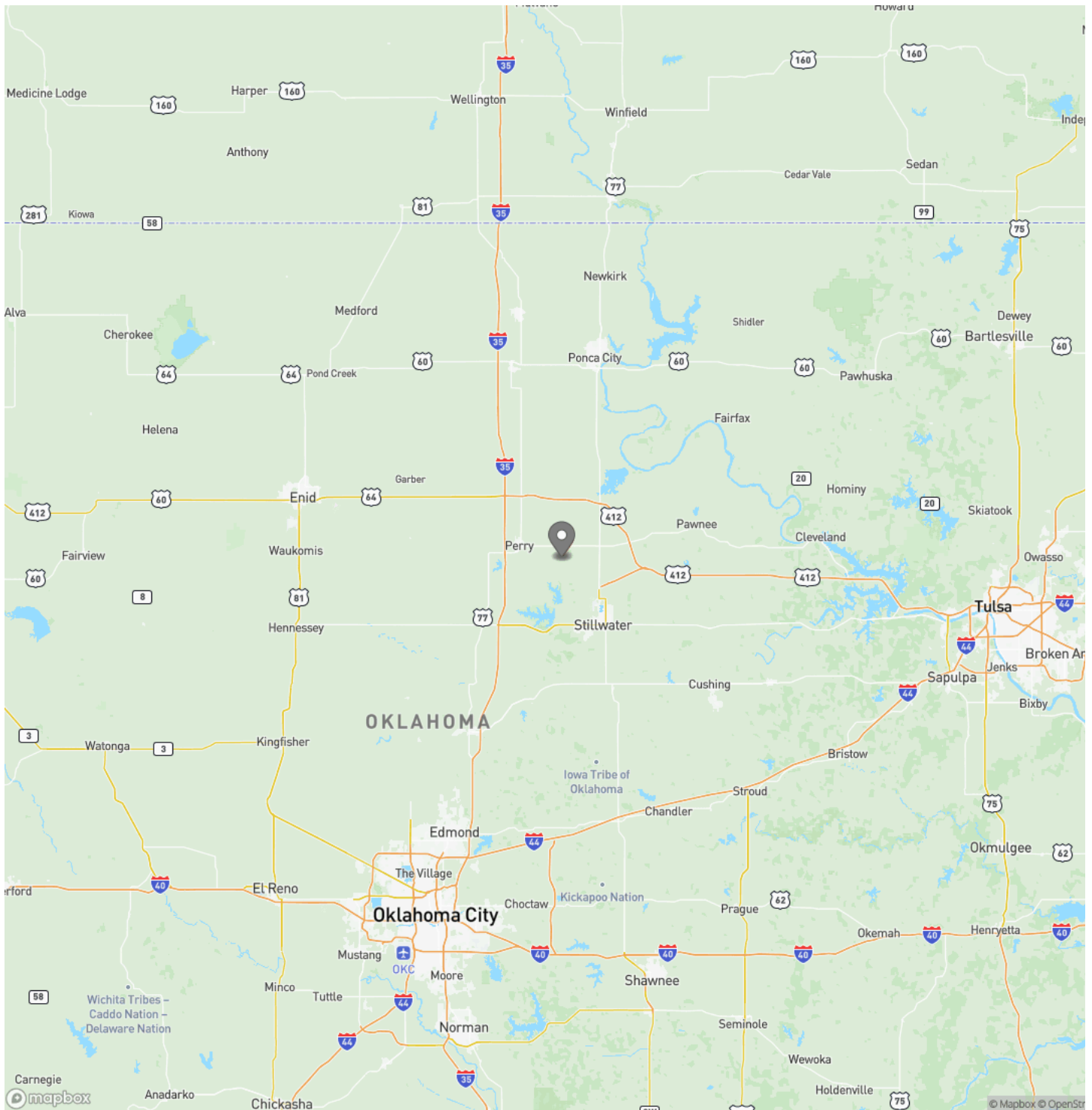
Cedar Prairie Farm
Perry, OK / Noble County



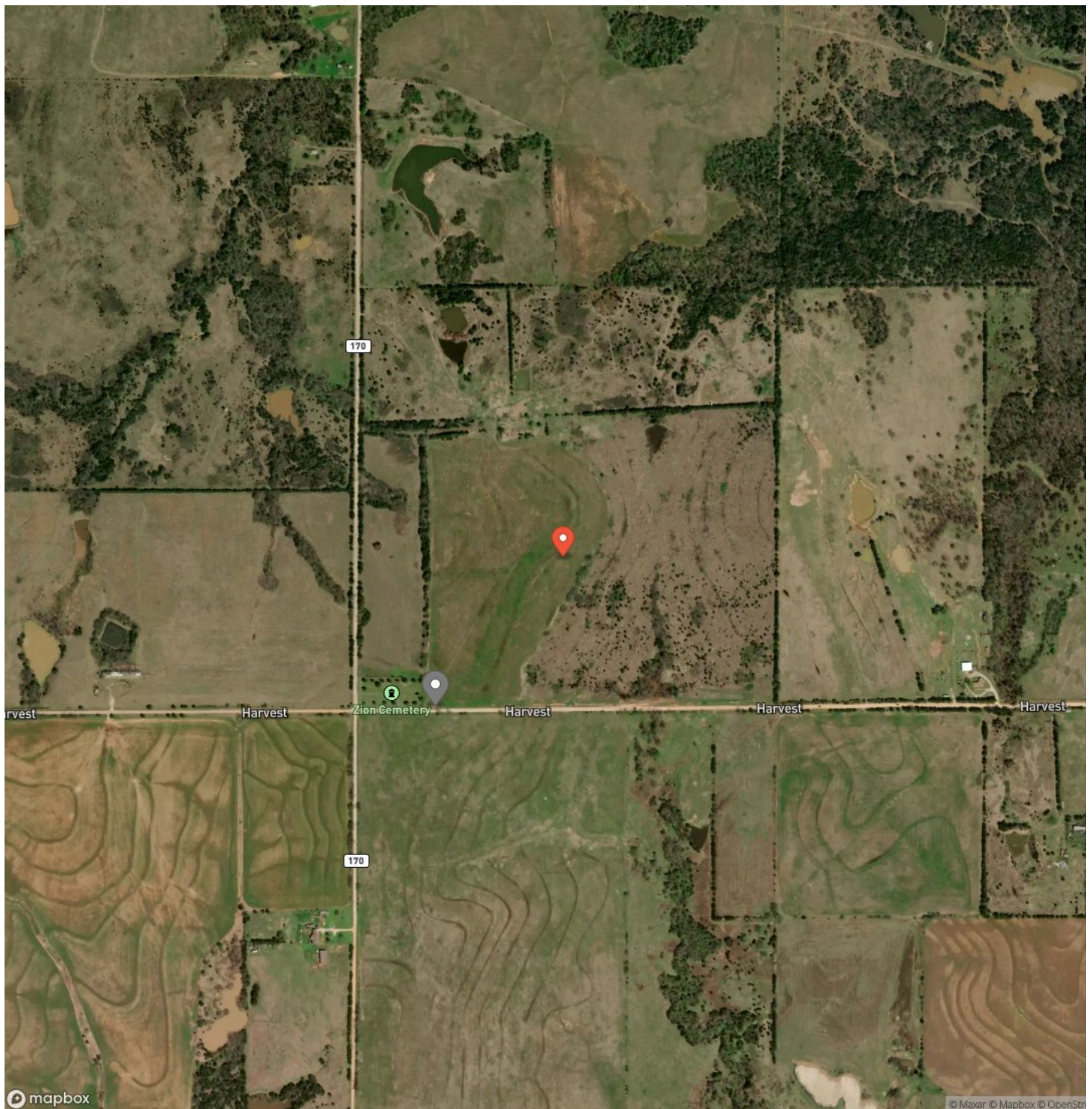
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Roberts

Mobile

(918) 399-2569

Email

luke.roberts@arrowheadlandcompany.com

Address

City / State / Zip

Pawnee, OK 74058

NOTES

This image shows a blank 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.

[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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

