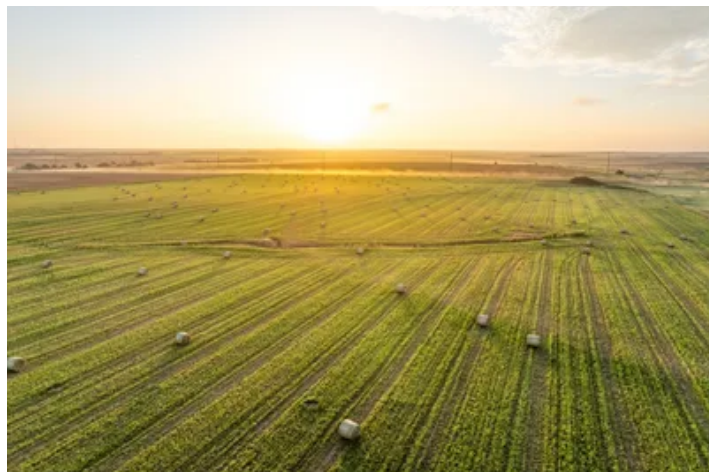


West Tract Rocky Tillable Farm
00 N 2240 Rd
Hobart, OK 73651

\$192,000
80± Acres
Kiowa County



West Tract Rocky Tillable Farm
Hobart, OK / Kiowa County

SUMMARY

Address

00 N 2240 Rd null

City, State Zip

Hobart, OK 73651

County

Kiowa County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.1145 / -98.9939

Acreage

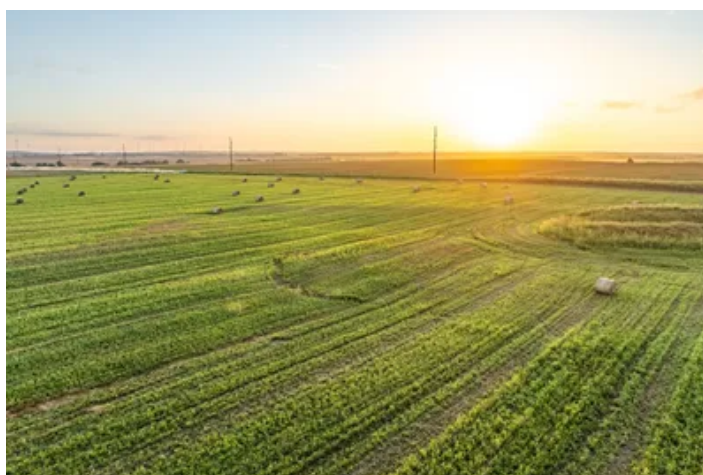
80

Price

\$192,000

Property Website

<https://arrowheadlandcompany.com/property/west-tract-rocky-tillable-farm/kiowa/oklahoma/112919/>



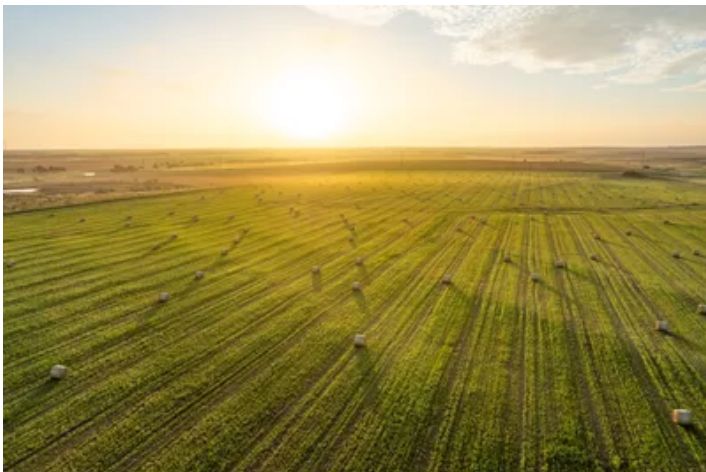
West Tract Rocky Tillable Farm Hobart, OK / Kiowa County

PROPERTY DESCRIPTION

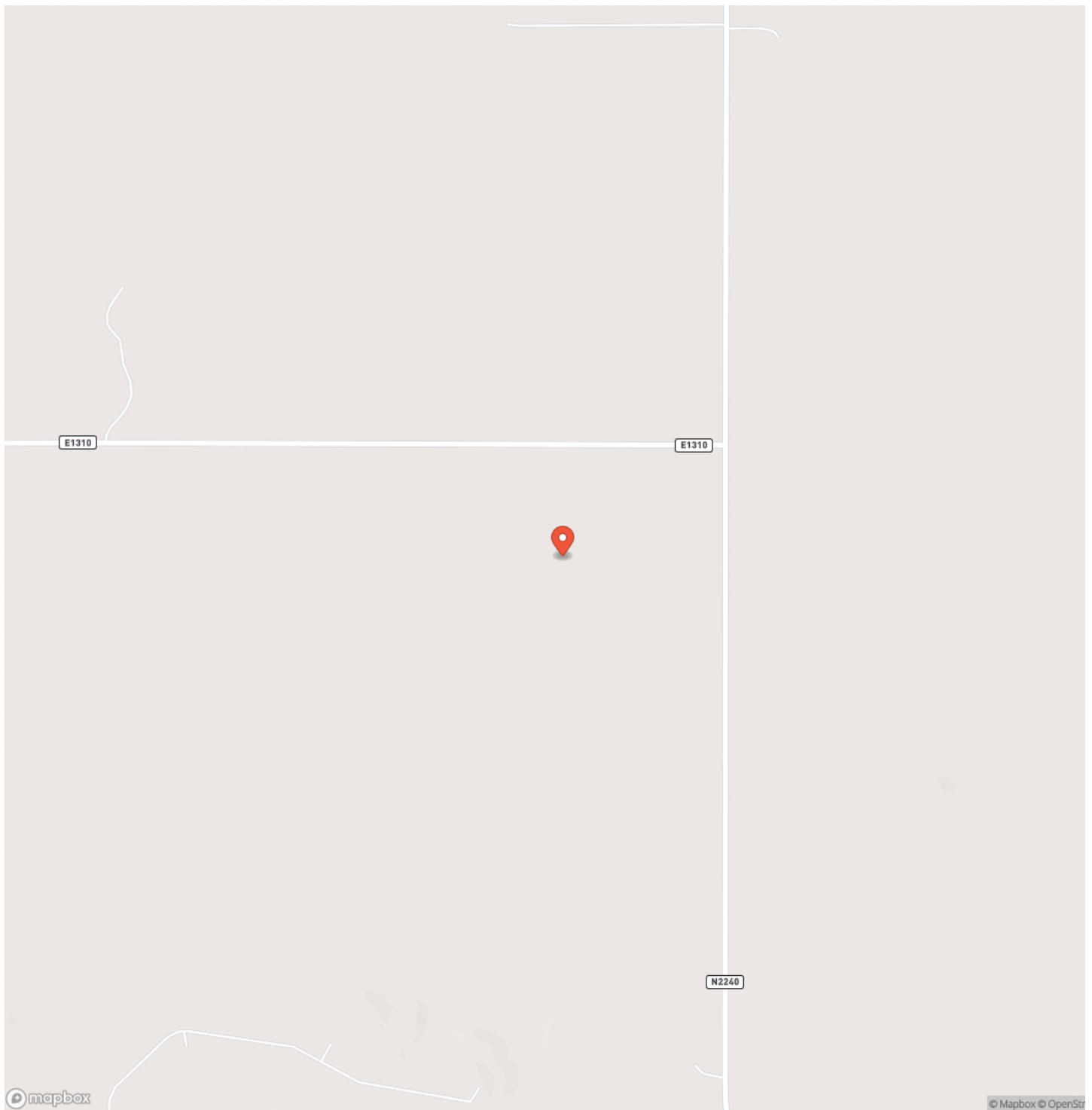
The West Tract Rocky Tillable Farm is an exceptional 80+/- acre agricultural property with a proven history of consistent production. Currently utilized for hay production, this highly productive tract has delivered dependable yields year after year, making it an excellent opportunity for producers or investors seeking quality tillable ground. With nearly 100% of the acreage being tillable, very little ground is wasted, allowing you to maximize the property's earning potential. The fairly flat topography allows for efficient farming operations, while a natural drainage running through the center of the field helps move excess water away, promoting healthy crop conditions and improved field accessibility. Whether you choose to continue its current use in hay production or incorporate it into a row crop operation, this farm offers the versatility and reliability that productive farmland is known for. If you're looking for a clean, well-maintained tillable tract with a strong history of consistent yields, this property deserves a closer look. The property is conveniently located just 13+/- minutes from Gotebo, 16+/- minutes from Hobart, and 48+/- minutes from Weatherford. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).

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.

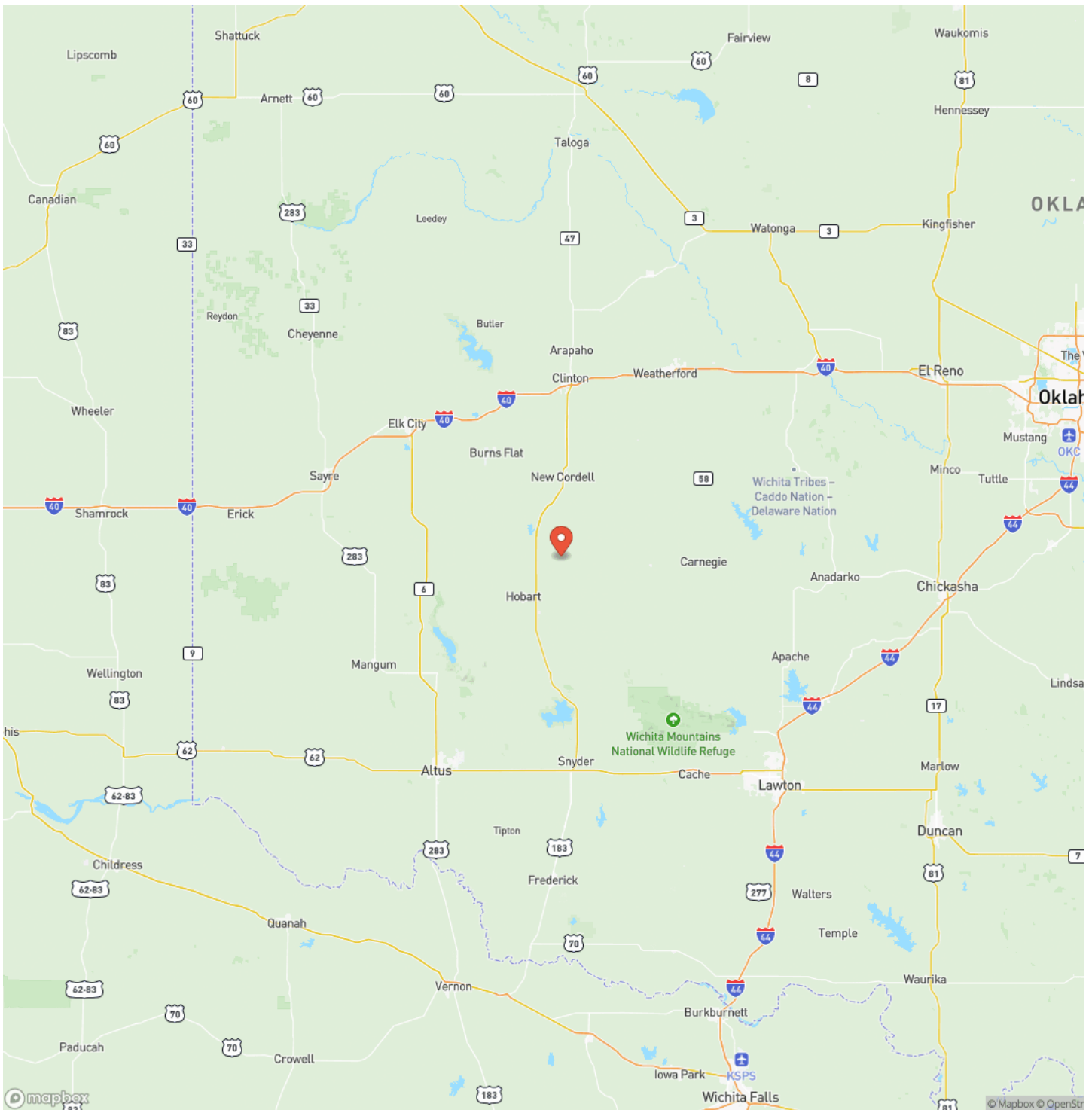
West Tract Rocky Tillable Farm
Hobart, OK / Kiowa County



Locator Map



Locator Map



Satellite Map



West Tract Rocky Tillable Farm Hobart, OK / Kiowa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@arrowheadlandcompany.com

Address

City / State / Zip

Gotebo, OK 73041

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://arrowheadlandcompany.com/>

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/>

