

Dryland Tillable In Mineral Rich Area
Gove L Road
Oakley, KS 67748

\$308,000
154± Acres
Gove County



Dryland Tillable In Mineral Rich Area Oakley, KS / Gove County

SUMMARY

Address

Gove L Road

City, State Zip

Oakley, KS 67748

County

Gove County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

38.8485 / -100.7478

Acreage

154

Price

\$308,000

Property Website

<https://arrowheadlandcompany.com/property/dryland-tillable-in-mineral-rich-area-gove-kansas/50550/>



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PROPERTY DESCRIPTION

If you are in the market for adding onto your existing farming operation, look no further for this 154 +/- acres in Gove County could be a great addition. There is 151.27 +/- acres of dryland tillable farmland and 2.73 +/- acres of grass. Also, there is shared oil production on the SE corner of the property. This property is located in the middle of a notable mineral rich area of western Gove County. All of Seller's interest in mineral rights will transfer to the buyer upon closing. Immediate possession available upon closing. The buyer will reimburse the tenant for spray applications on wheat stubble. If you would like more information please contact Doug Wagoner at [\(785\) 769-3038](tel:7857693038).



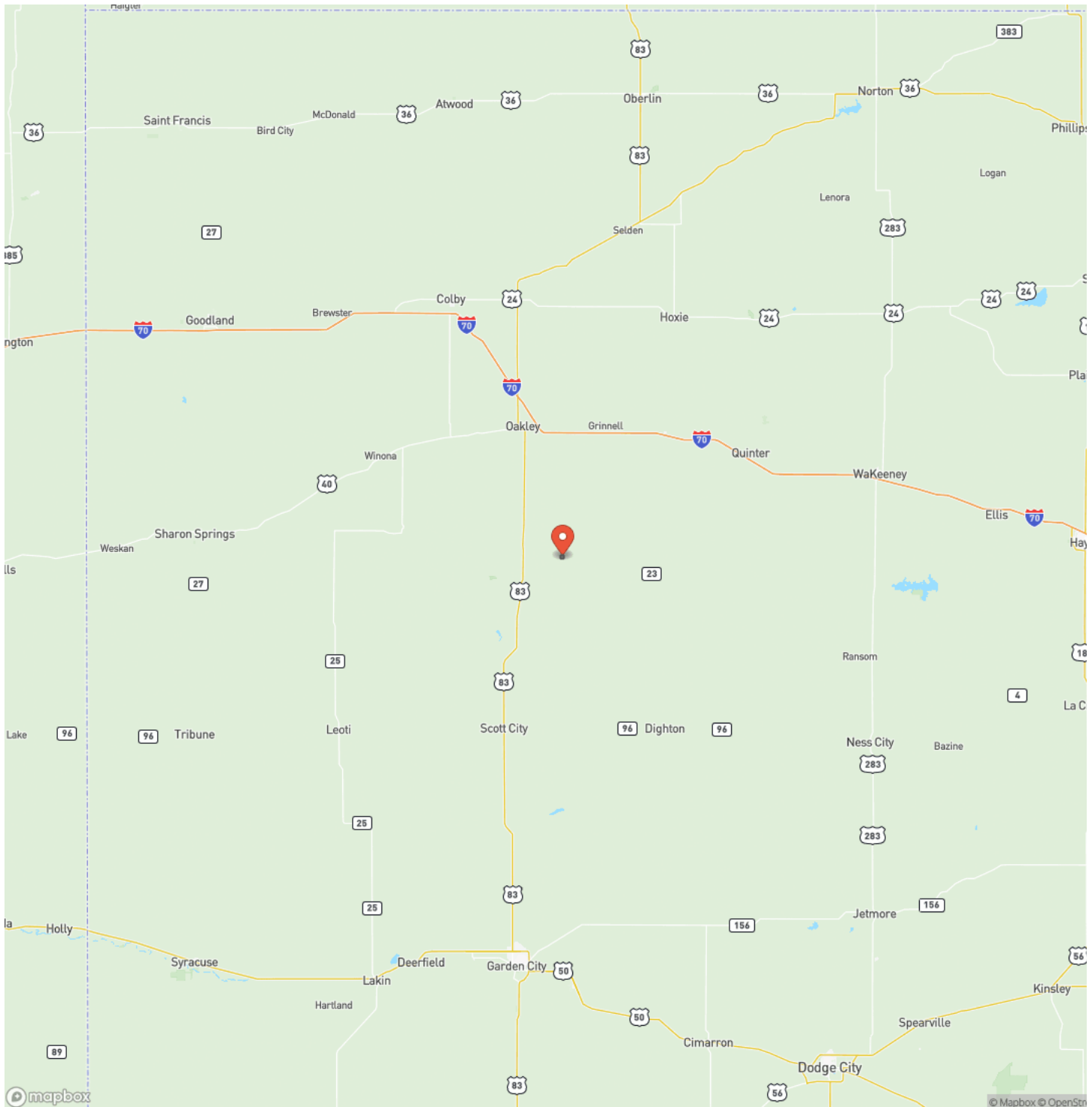
Dryland Tillable In Mineral Rich Area
Oakley, KS / Gove County



Locator Map



Locator Map



Satellite Map



Dryland Tillable In Mineral Rich Area Oakley, KS / Gove County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Wagoner

Mobile

(785) 769-3038

Email

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Address

City / State / Zip

Hoxie, KS 67740

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single 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.



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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