

Dog Run Ridge Farm
E CR 1320
Willow, OK 73673

\$80,000
20± Acres
Greer County



Dog Run Ridge Farm
Willow, OK / Greer County

SUMMARY

Address

E CR 1320

City, State Zip

Willow, OK 73673

County

Greer County

Type

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

Latitude / Longitude

35.101427 / -99.507745

Acreage

20

Price

\$80,000

Property Website

<https://arrowheadlandcompany.com/property/dog-run-ridge-farm-greer-oklahoma/61623/>



PROPERTY DESCRIPTION

PRICE REDUCED! This 20 +/- acre tract of land is situated just north of Willow, OK in Greer County. Being just a half mile west of highway 34 and a mile and a half east of highway 283, this property is conveniently located and easily accessible which is what helps make this tract an outstanding candidate for country living as a homestead/build site. Some of the other features of this property include electricity on site, a usable barn/shed with plenty of life left for livestock or storage and the main feature being the availability of water on this property. There is a very good water well on the property that ties into one of, if not the strongest aquifer in Greer County. The well consistently puts out 18-20 + GPM and has proven to be able to do that steadily for long periods of time. Water can be a limiting factor on what you are able to do on a property, especially in Western Oklahoma but that is definitely not an issue on this tract. There is also electricity already in place on the West end of the property as well as an older barn with plenty of life left for storage or livestock. Deer, quail and small game are abundant on this 20 +/- acres and you may even encounter the occasional wild hog. Currently, the property is heavily wooded and the wildlife are loving it. This property is a blank slate with all of the great attributes that you look for in Western Oklahoma bundled into an affordable small tract. At less than 30 +/- minutes to I-40 and Elk City, and 40 +/- minutes to Altus, you can enjoy the country lifestyle and all it offers but be able to get to the I-40 travel corridor and bigger city amenities in a short time. Get so much more for your money by willing to drive a short distance out of town, and a scenic drive at that! 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).



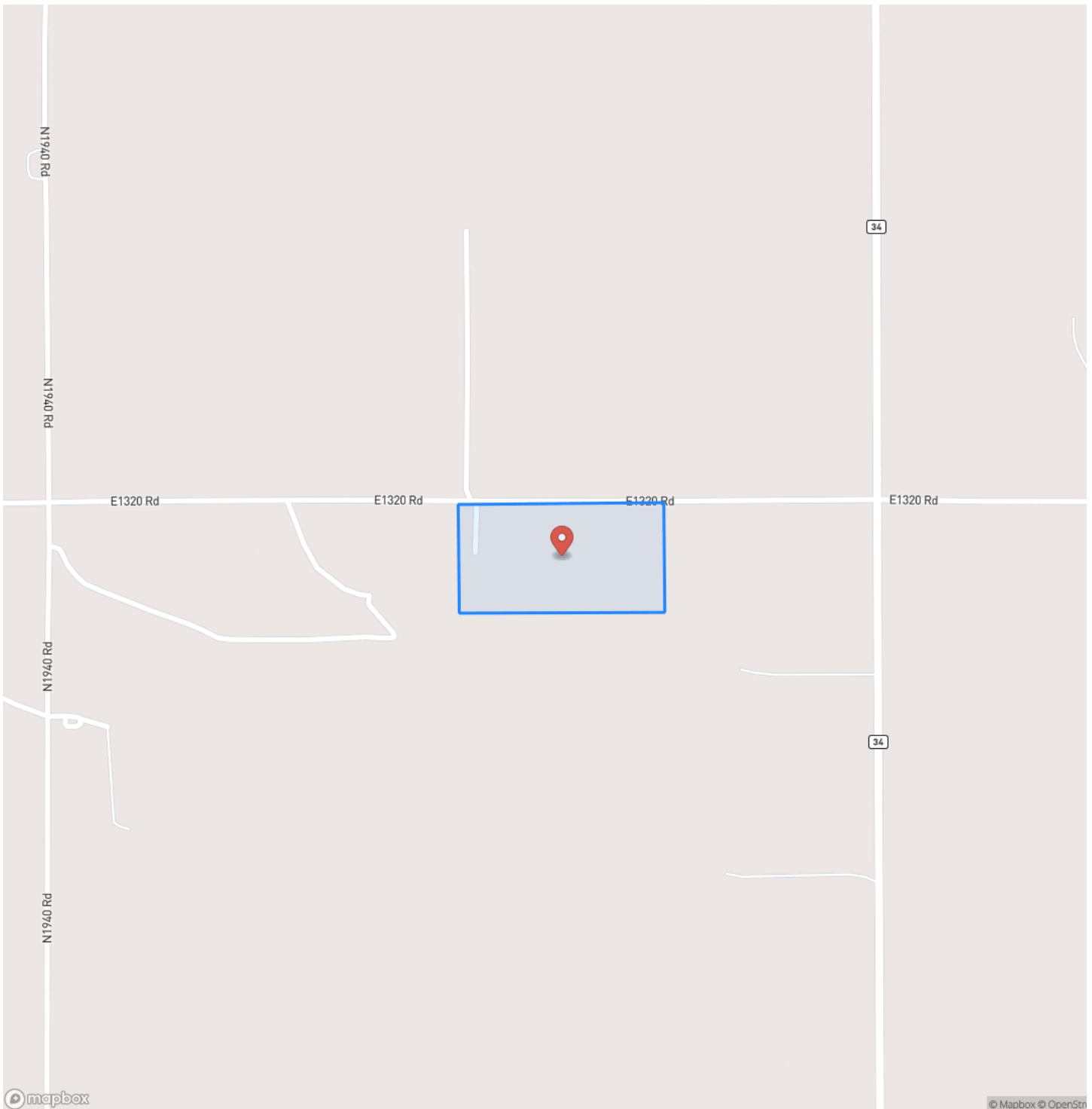
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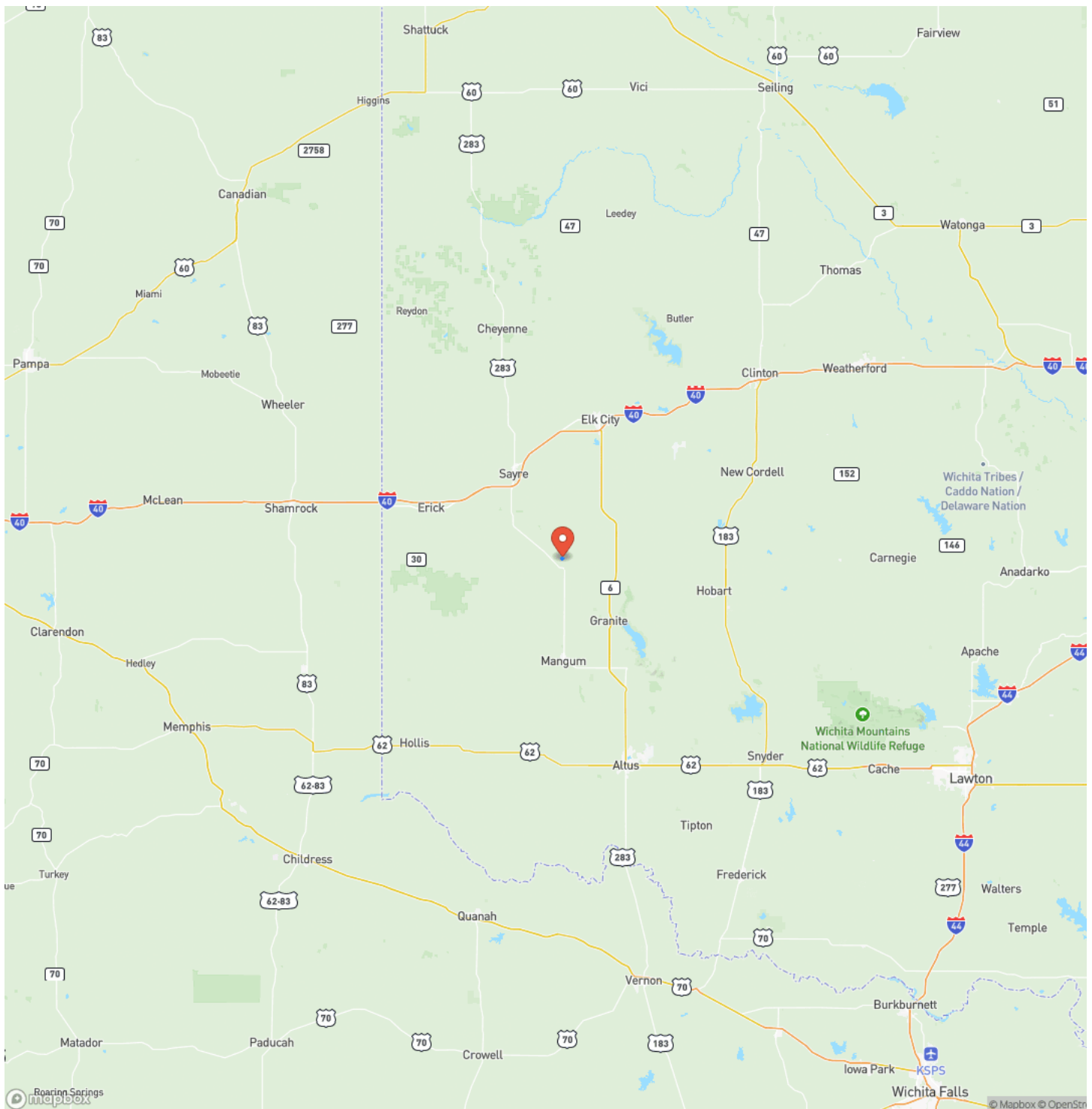
MORE INFO ONLINE:

www.arrowheadlandcompany.com

Locator Map



Locator Map



Satellite Map



Dog Run Ridge Farm
Willow, OK / Greer 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

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.

MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal blue 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

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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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

