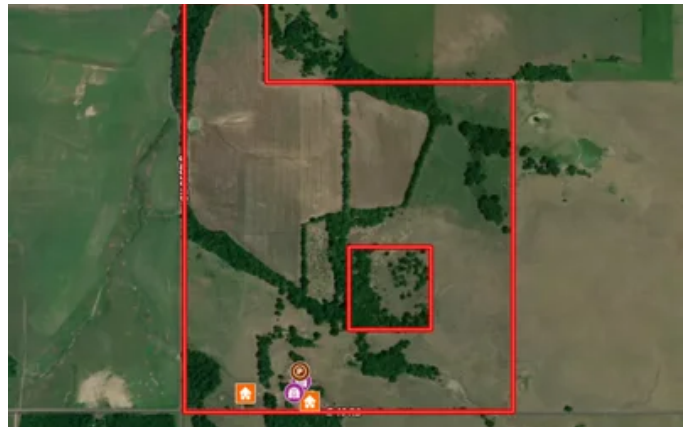


**160 Acres with 2 Homes**  
**439052 E 40 Rd**  
**Welch, OK 74369**

**\$950,000**  
**160± Acres**  
**Craig County**



**160 Acres with 2 Homes**  
**Welch, OK / Craig County**

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**SUMMARY**

**Address**

439052 E 40 Rd

**City, State Zip**

Welch, OK 74369

**County**

Craig County

**Type**

Ranches, Hunting Land, Undeveloped Land,  
Residential Property

**Latitude / Longitude**

36.957821 / -95.170387

**Dwelling Square Feet**

2500

**Bedrooms / Bathrooms**

4 / 1

**Acreage**

160

**Price**

\$950,000



**MORE INFO ONLINE:**

**I2realtyinc.com**

## **PROPERTY DESCRIPTION**

This 160-acre farm is perfect for any homesteader looking to settle down in the Amish tradition. Cross-fenced, it's ideal for grazing and livestock rearing. There are multiple ponds on the property, offering plenty of freshwater resources throughout the year. With its rolling hills, picturesque pastures, and peaceful setting, this farm makes a great opportunity for anyone looking to get their start or expand an operation.

There are two homes on this property, one could be used as a rental or split off and sold separately. The first home is a big two-story home that has 4 bedrooms and could be more if finished upstairs. The kitchen has tons of cabinet space and feels very open. Several outbuildings can be found just outside the backdoor of this two-story home. The barn has been pieced together but still serves its purpose when it comes to the animals. The shop to the west of the house is one that will be very useful when it comes to storage. Behind the barn is where you can find the corral that will be very useful for sorting the animals and getting them taken care of. The cross fencing in connection with the pond placement allows you to run more animal units and still keep the land fresh by rotational grazing. If you would rather till the land up and plant something, there is plenty of good soil for that, and is considered prime farmland. Touring around the land it is easy to appreciate the beauty that is all around you. From the tops of rolling hills to the gentle waters moving down the creek that cuts through the center of the acreage.

The second house is set up as more of a traditional home. It was lived in by a renter a couple of years ago. It could be brought back to its glory with some work. It is a 3 bedroom 2 bath with a two car attached garage. More cross-fencing can be found around the home and more could be added to have the perfect little hobby farm. This home and 7 acres could also be bought separately.

If you are looking for land that has so much diversity the options seem almost endless you need to see this one in person. Call or text Andrew at [620.313.0783](tel:620.313.0783) for a private showing.

- 160-acre farm perfect for Amish tradition, Cross fenced and ideal for grazing/livestock rearing.
- Multiple ponds on the property offer plenty of fresh water throughout the year.
- Rolling hills, picturesque pastures, and peaceful settings for great opportunities for those starting out or expanding their operation.
- Two homes on the property - one can be used as a rental or split off and sold separately - plus barns, corrals, and other outbuildings.
- Cross fencing combined with pond placement allows more animal units while still allowing rotational grazing.
- Prime farmland full of good soil with seemingly endless possibilities.

**MORE INFO ONLINE:**

**[I2realtync.com](http://I2realtync.com)**

- Don't miss your chance to take advantage of this unique opportunity!



**160 Acres with 2 Homes**  
**Welch, OK / Craig County**

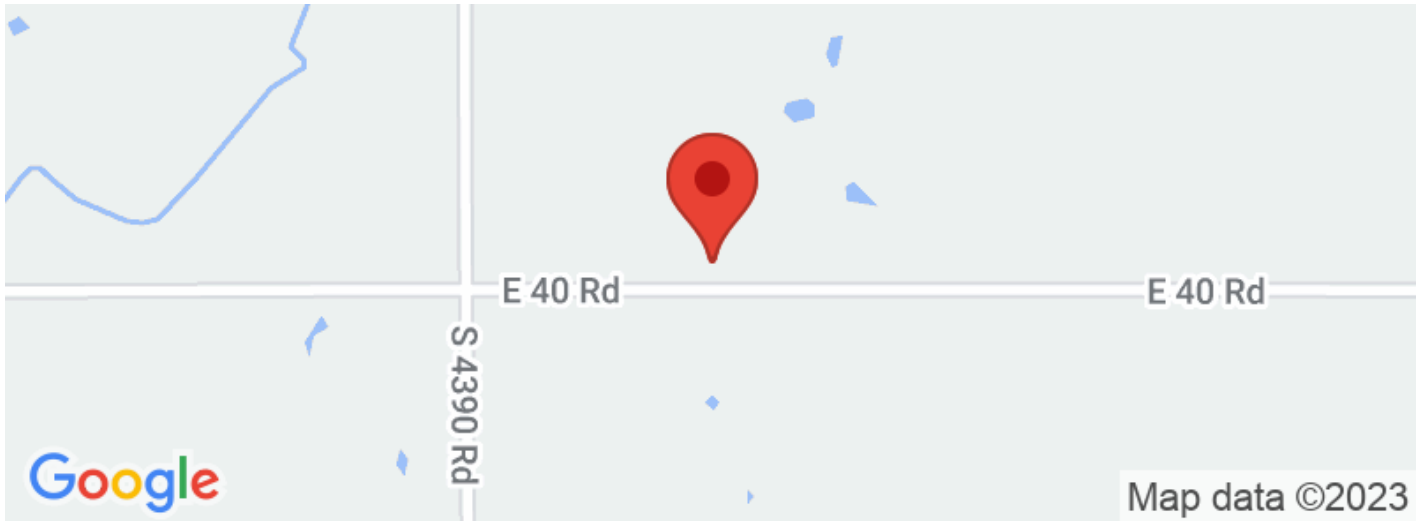
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160 Acres with 2 Homes  
Welch, OK / Craig County

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## Locator Maps



**MORE INFO ONLINE:**



160 Acres with 2 Homes  
Welch, OK / Craig County

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## Aerial Maps



**MORE INFO ONLINE:**

**[I2realtyinc.com](http://I2realtyinc.com)**

**160 Acres with 2 Homes**  
**Welch, OK / Craig County**

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## **LISTING REPRESENTATIVE**

**For more information contact:**



### **Representative**

Andrew Kattenberg

### **Mobile**

(620) 313-0783

### **Office**

(620) 313-0783

### **Email**

akattenberg@l2realtyinc.com

### **Address**

### **City / State / Zip**

Independence, KS 67301

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## **NOTES**

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**MORE INFO ONLINE:**

**[l2realtyinc.com](http://l2realtyinc.com)**



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## **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.

**MORE INFO ONLINE:**

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**L2 Realty, Inc - Land and Lifestyle Properties**

**4045B CR 3900**

**Independence, KS 67301**

**(620) 577-4487**

**[l2realtyinc.com](http://l2realtyinc.com)**

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