

153 Acres with 2 Story Amish Built Home
439052 E 40 Rd
Welch, OK 74369

\$790,000
153± Acres
Craig County



MORE INFO ONLINE:

l2realtyinc.com

153 Acres with 2 Story Amish Built Home Welch, OK / Craig County

SUMMARY

Address

439052 E 40 Rd

City, State Zip

Welch, OK 74369

County

Craig County

Type

Hunting Land, Ranches, Recreational Land,
Residential Property

Latitude / Longitude

36.95789 / -95.170322

Dwelling Square Feet

2500

Bedrooms / Bathrooms

4 / 1

Acreage

153

Price

\$790,000



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PROPERTY DESCRIPTION

This 153-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.

The 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.

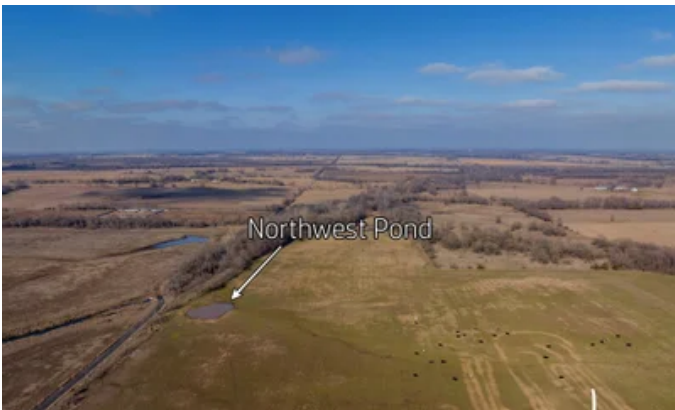
If you are looking for land that has so much diversity the options seem almost endless you need to see this one in person. Call or text Andrew at [620.313.0783](tel:620.313.0783) for a private showing.

- 153-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-story home on the property - 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.
- Don't miss your chance to take advantage of this unique opportunity!

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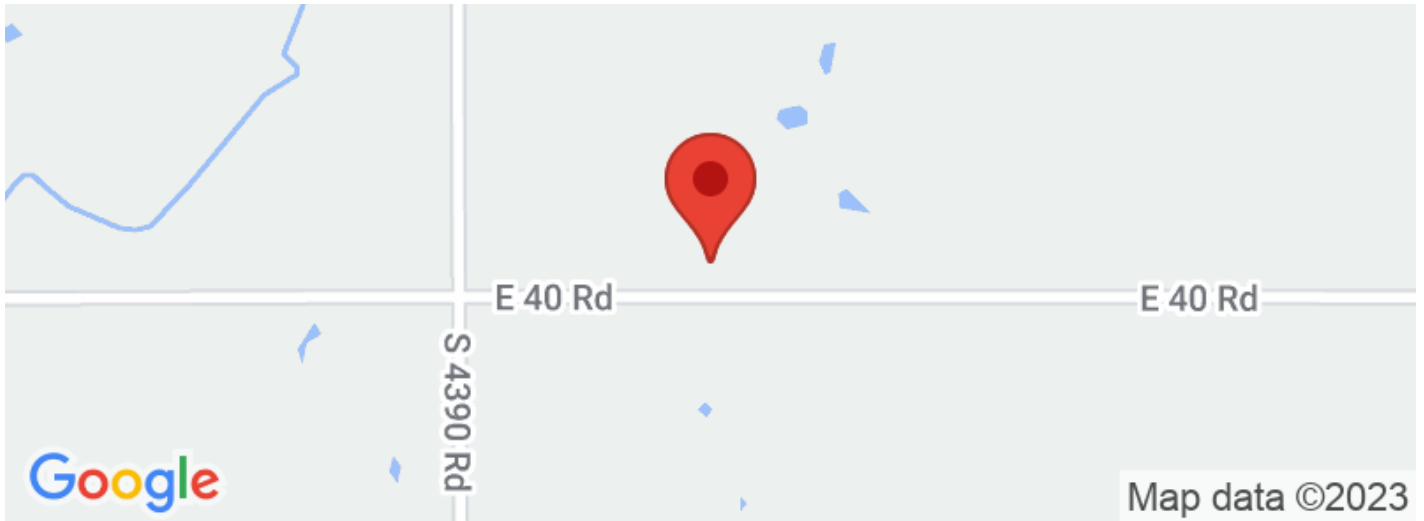
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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

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Address

City / State / Zip

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NOTES

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This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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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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