

Waurika Preconditioning Yard
Highway 81
Waurika, OK 73573

\$255,000
40± Acres
Jefferson County



Waurika Preconditioning Yard
Waurika, OK / Jefferson County

SUMMARY

Address

Highway 81

City, State Zip

Waurika, OK 73573

County

Jefferson County

Type

Commercial, Business Opportunity, Farms, Ranches

Latitude / Longitude

34.148 / -97.9824

Acreage

40

Price

\$255,000

Property Website

<https://legendary.land/property/waurika-preconditioning-yard-jefferson-oklahoma/54559/>



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PROPERTY DESCRIPTION

The Waurika Preconditioning Yard is located just South of the intersection of Highway 70 & Highway 81 in Waurika, OK. This property is not only in the perfect location, but it is also set up extremely well with a covered set of S-Alley working pens and a hydraulic chute. Other structures include an RV shed, overhead bulk feed bin, equipment shed, 25,000 lb cattle scales, and load-out ramp. Cattle are easy to move and handle to and from the working pens by lanes that access every grass trap on the property. The grass traps have new shades built into them, with water piped to every pen on the property.

Location:

- *Waurika, OK - 1/3 mile
- *Texas State Line - 19 miles
- *Oklahoma City - 108 miles
- *DFW - 115 miles

Access:

- *Frontage on paved State Highway 81

Water:

- *One pond

Utilities:

- *Rural water
- *Electric Meter

Climate:

- *Approximately +/-32 inches of annual precipitation

Minerals:

- *Surface Only

Fishing:

- *Bass
- *Bluegill

Terrain:

- *Topography ranging from 880' - 920'
- *Improved and native grass pasture
- *Class 2 & 3 soils - sandy loam and silty clay loam

Improvements:

- *Covered 50' x 70' processing facility
- *Multiple grass traps and alleyways
- *25,000 lbs. cattle scales
- *Overhead feed bin

Equipment:

- *NA

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

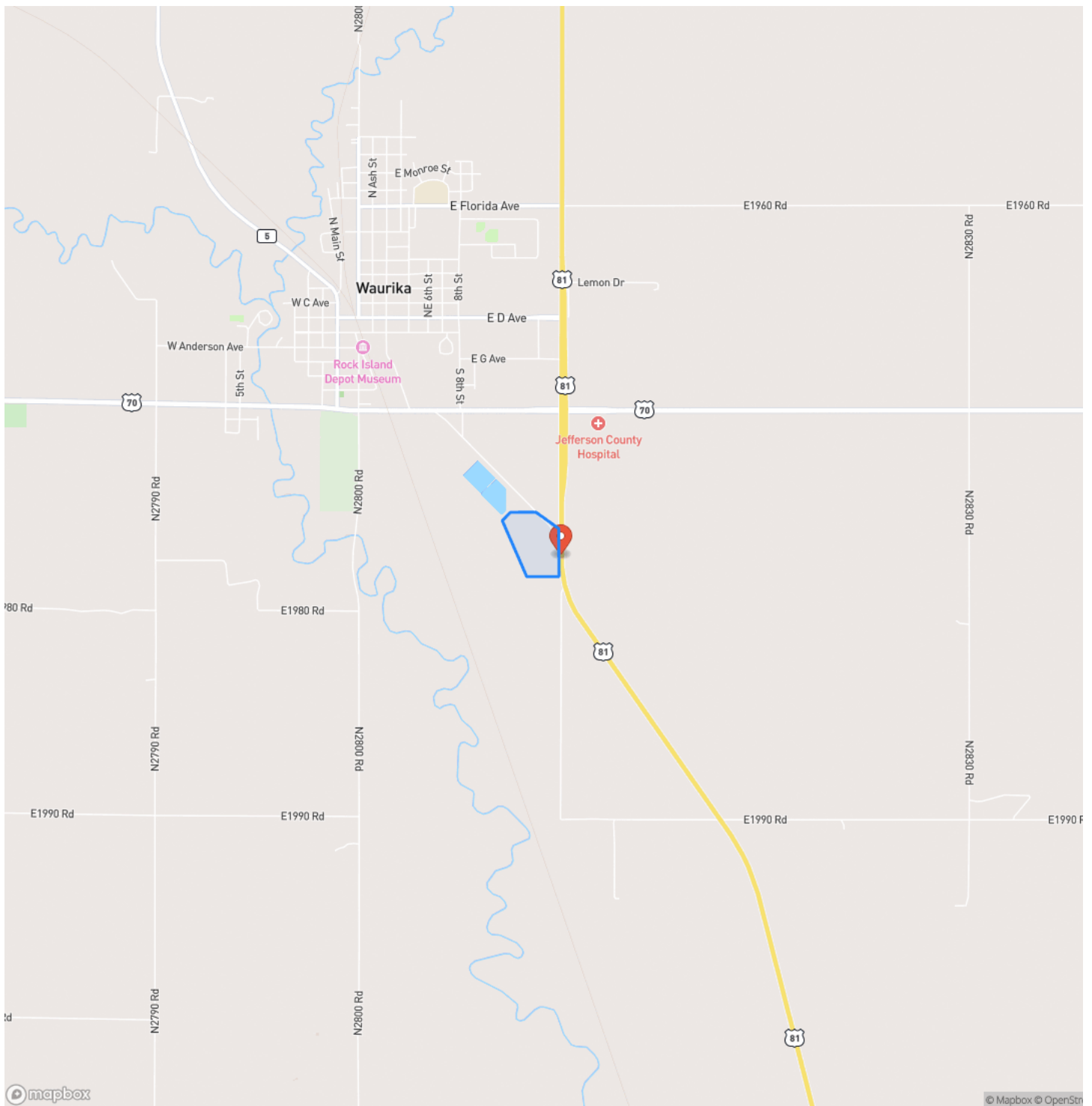
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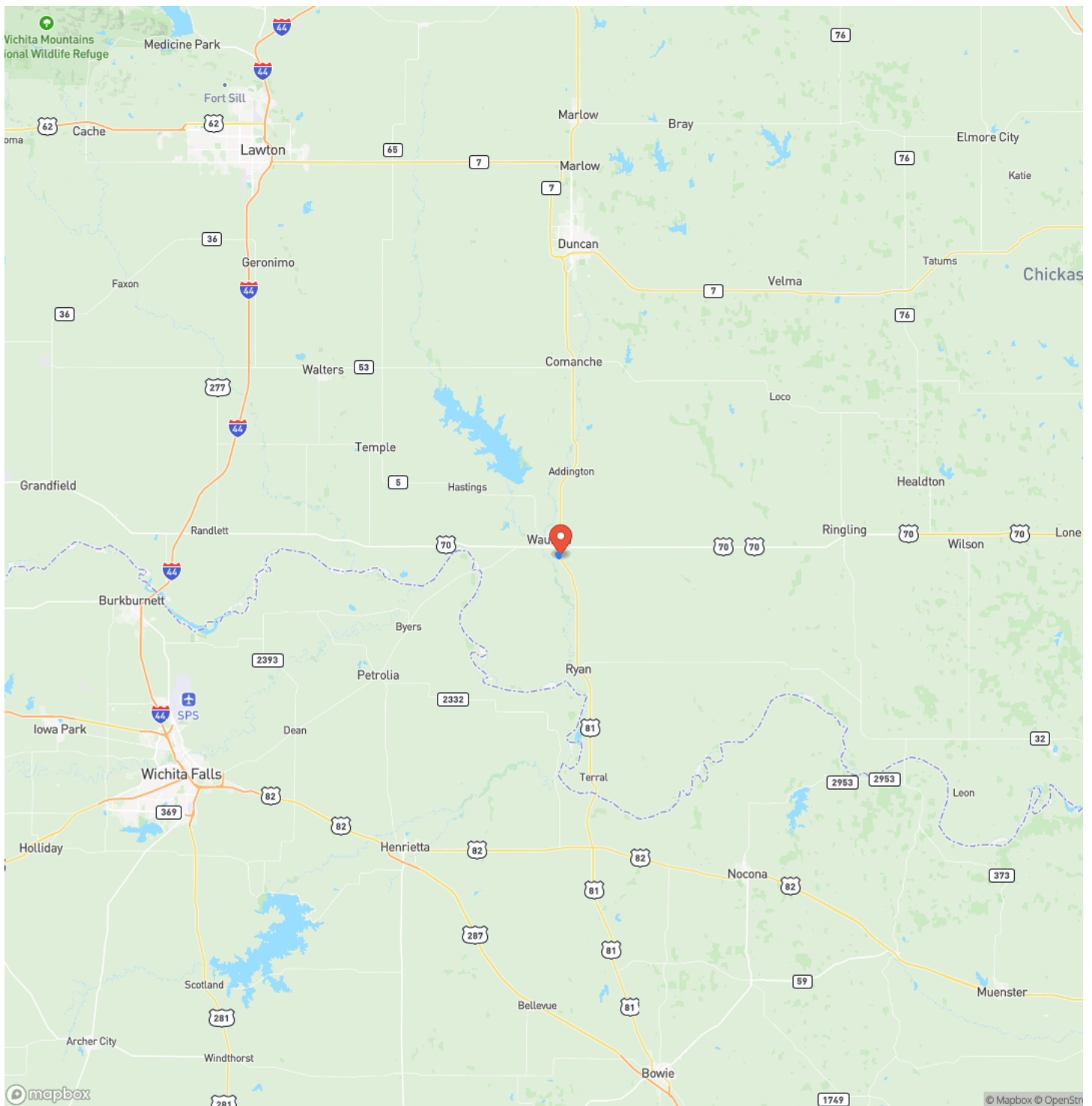
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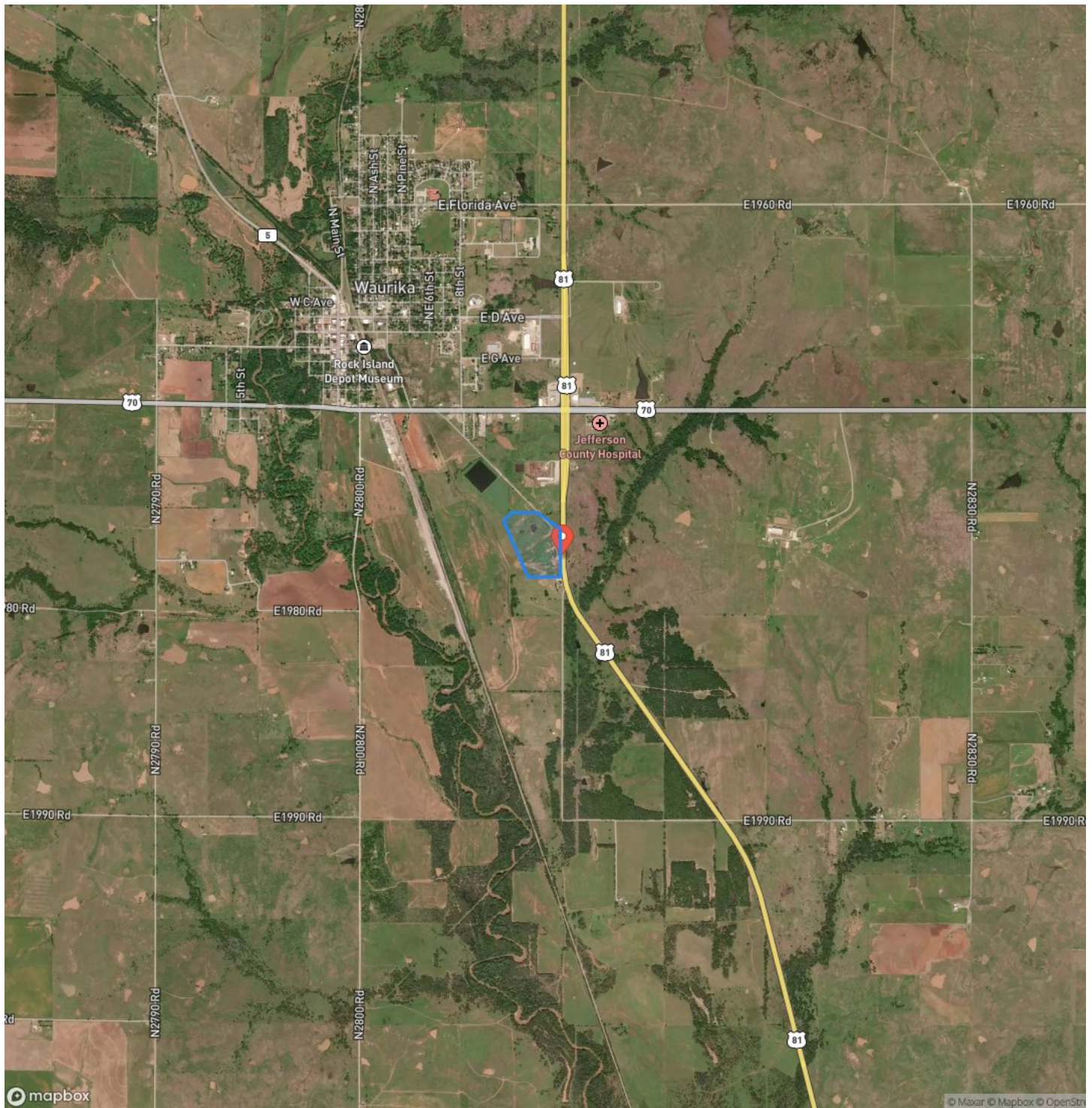
Locator Map



Locator Map



Satellite Map





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NOTES



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