

Tillable/Grazing Combo Farm
N 2490 Rd
Devol, OK 73531

\$778,880
320± Acres
Cotton County



**Tillable/Grazing Combo Farm
Devol, OK / Cotton County**

SUMMARY

Address

N 2490 Rd

City, State Zip

Devol, OK 73531

County

Cotton County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

34.296855 / -98.54453

Acreage

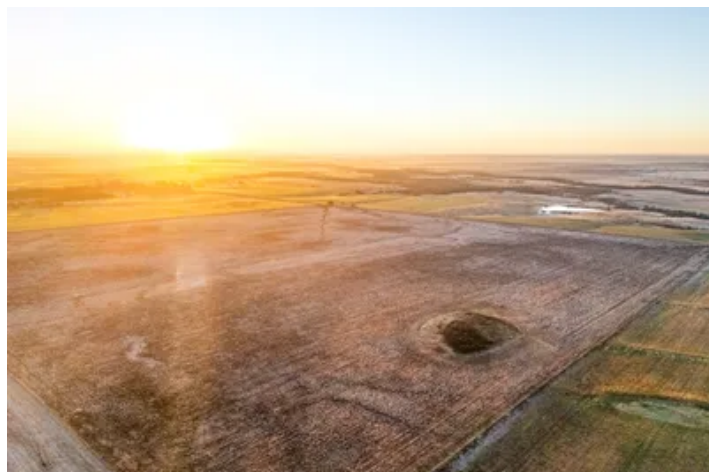
320

Price

\$778,880

Property Website

<https://arrowheadlandcompany.com/property/tillable-grazing-combo-farm/cotton/oklahoma/95179/>



Tillable/Grazing Combo Farm Devol, OK / Cotton County

PROPERTY DESCRIPTION

Take a look at this productive tillable ground in Cotton County, Oklahoma, just 10 +/- miles Northeast of Devol! This 320+/- acre property provides you with the opportunity to add onto your existing farming operation and start fresh. The land is flat and open making it easy to farm and the soil quality supports the potential for consistent yields. The property consists of 4 separate fields, 3 tillable and one that can be utilized for cattle grazing. The property also consists of stock ponds, and a drainage ditch that consistently holds water. If you have been in the market for a great tillable and cattle combination farm, this 320 +/- acres in Cotton County is the one! The property is located just 22+/- minutes from Grandfield, 35+/- minutes from Lawton, and 1 hour and 46+/- minutes from Oklahoma City. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chris Miller at [\(580\) 595-1969](tel:5805951969).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



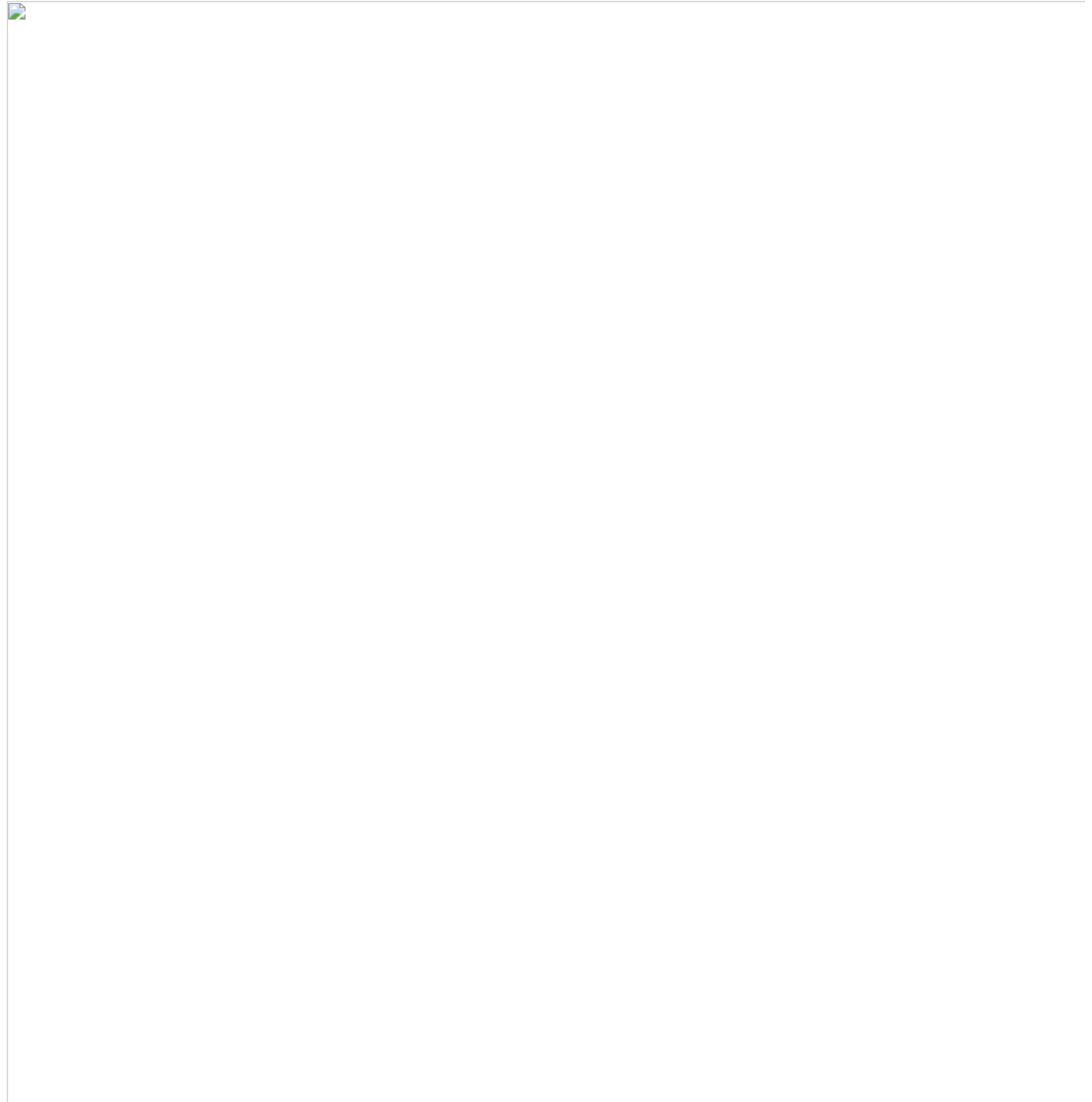
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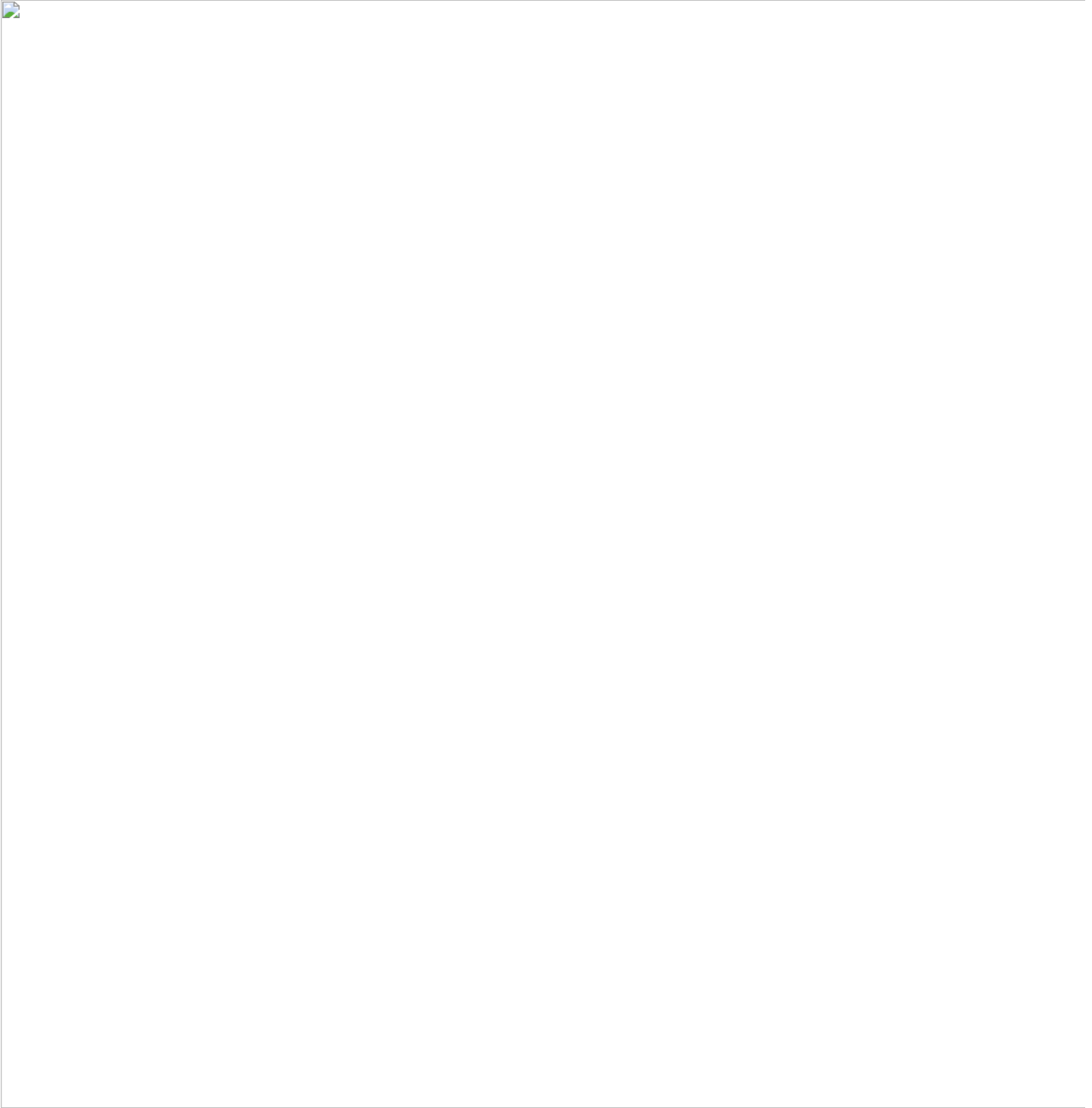
Locator Map



Locator Map



Satellite Map



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.

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