Keyes Panhandle Tillable/Grazing
N 440 Rd
Keyes, OK 73947

$144,000
160± Acres
Cimarron County

ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
N 440 Rd

City, State Zip
Keyes, OK 73947

County
Cimarron County

Type
Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude
36.932709 / -102.222198

Acreage
160

Price
$144,000

Property Website
https://arrowheadlandcompany.com/property/keyes-panhandle-tillable-grazing-cimarron-oklahoma/95592/

PROPERTY DESCRIPTION

This 160± acre tract in Cimarron County, Oklahoma, offers a versatile opportunity for both farming and livestock operations! Approximately 130± acres are currently tillable, with an additional 35.93 +/- acres of native grass enrolled in the general CRP program at a rate of $15.00 per acre, for an annual payment of $539.00. The contract term runs from October 1, 2017, through September 30, 2032. The land is flat and open, allowing for efficient cultivation and ease of operation. With county road frontage providing convenient access, this property is well-suited for producers looking to expand their farming/ranching operation or invest in a manageable, multi-use tract in a strong agricultural area! The taxes are $129. This property is located just +/- 14 minutes from Keyes, OK, +/- 30 minutes from Boise City, OK, and 1 hour and 8 +/- minutes from Guymon, OK. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jared Moyer at (580) 273-4220 .

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.

Locator Map

Locator Map

Satellite Map

LISTING REPRESENTATIVE

For more information contact:

Representative
Jared Moyer

Mobile
(580) 273-4220

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Address

City / State / Zip
Gage, OK 73843

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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