

Fully Fenced Cattle Ranch
TBD County Rd 17
Follett, TX 79034

\$208,000
161± Acres
Lipscomb County



Fully Fenced Cattle Ranch
Follett, TX / Lipscomb County

SUMMARY

Address

TBD County Rd 17

City, State Zip

Follett, TX 79034

County

Lipscomb County

Type

Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.278 / -100.2622

Acreage

161

Price

\$208,000

Property Website

<https://arrowheadlandcompany.com/property/fully-fenced-cattle-ranch/lipscomb/texas/55493/>



Fully Fenced Cattle Ranch Follett, TX / Lipscomb County

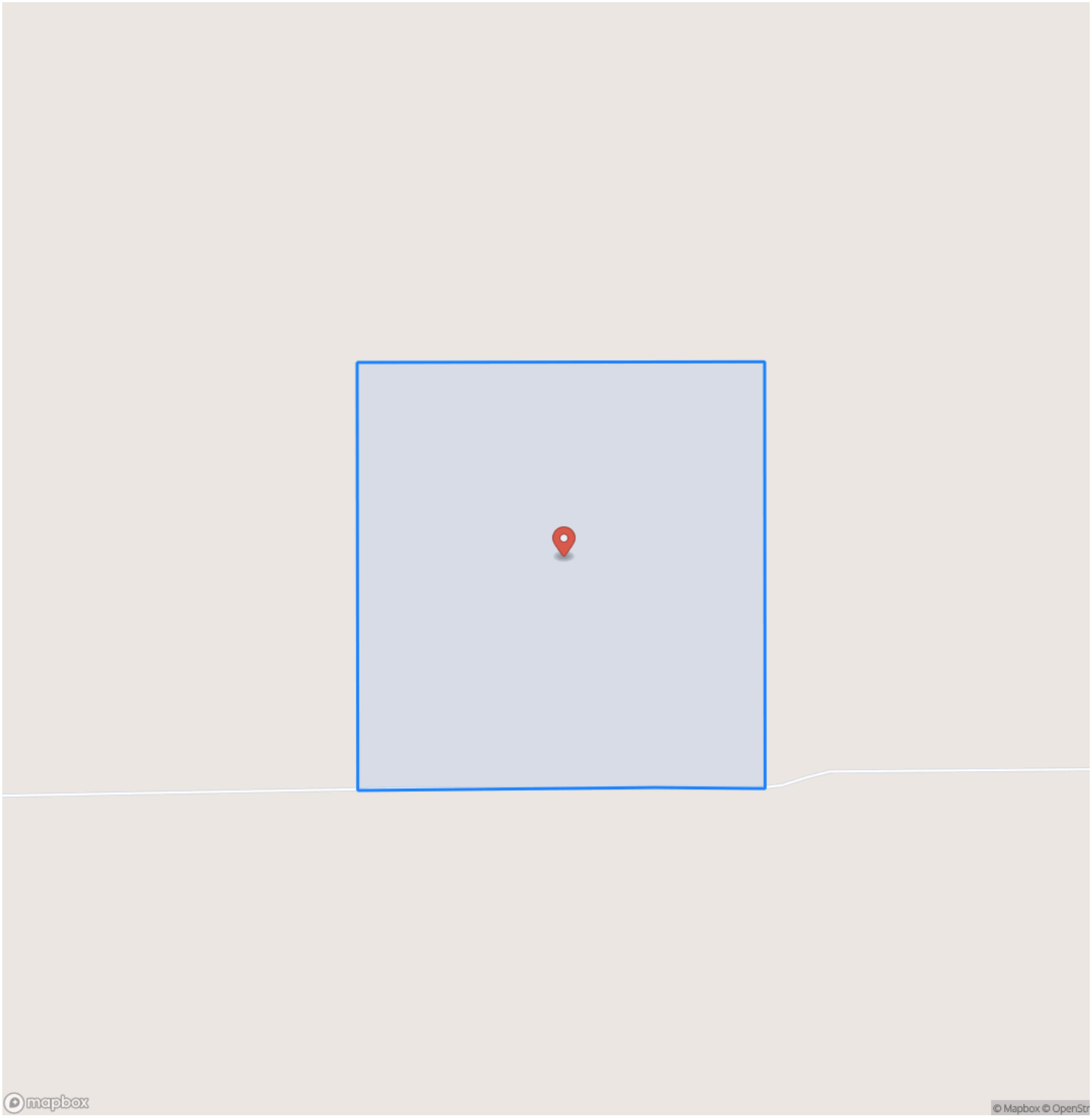
PROPERTY DESCRIPTION

Welcome to Lipscomb County, Texas! Featuring 161 +/- acres of cattle/ranch land. This ranch is fully fenced and has a cattle guard entry on the north side. There are 2 ponds on the ranch that will hold water after rain. Also, there is a water well already on the property to fill 2 tanks for cattle and other wildlife. Whether you are looking to expand your cattle operation or start your journey in the cattle industry, then this place is for you! Only 25 +/- minutes from the Oklahoma Border! Located just 5 +/- minutes from Lipscomb, 20 +/- minutes from Follett, 40 +/- minutes from Perryton, and only 2 +/- hours from Amarillo. Don't miss out on owning this awesome cattle ranch! 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](tel:5802734220).

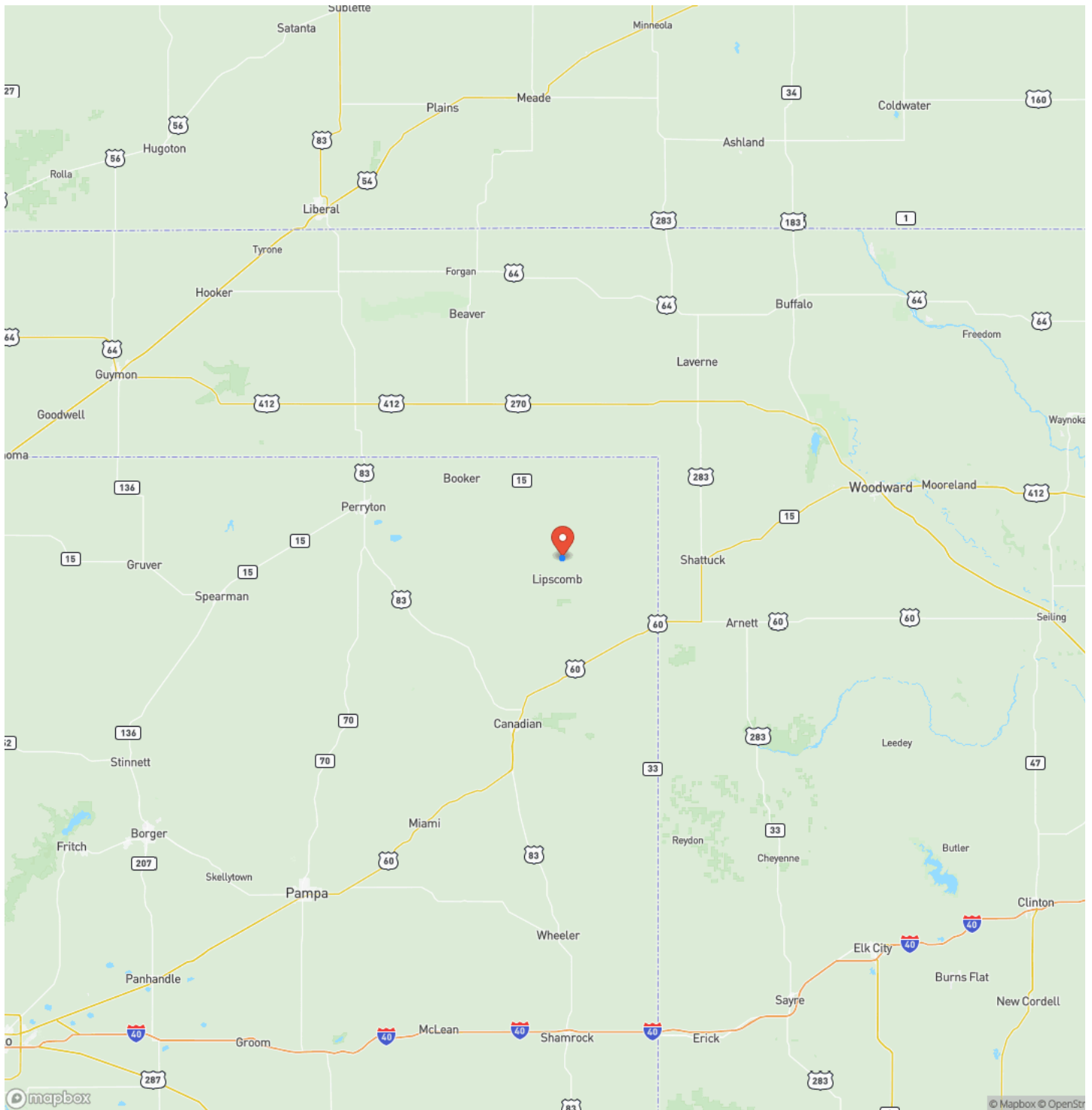
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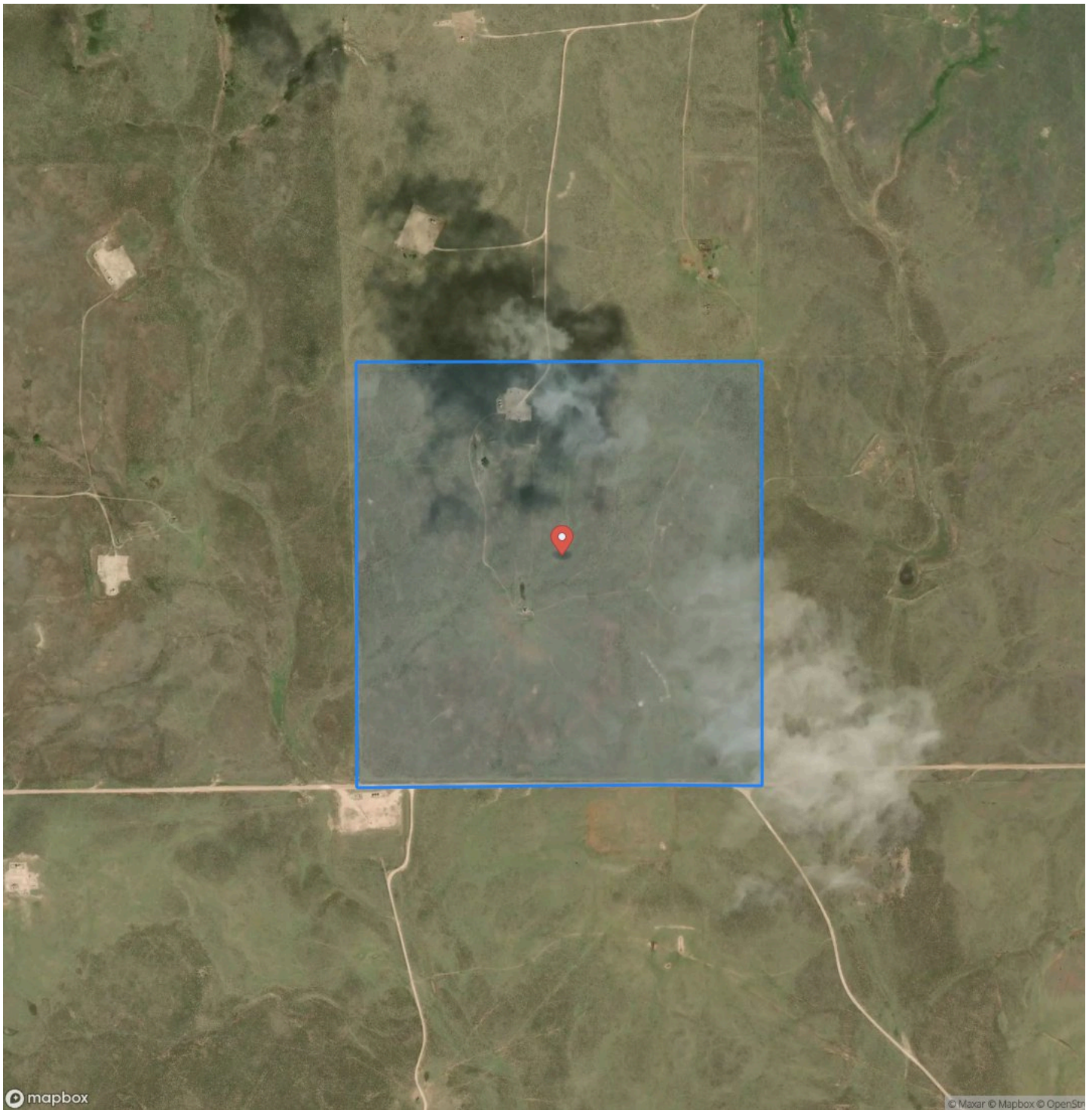
Locator Map



Locator Map



Satellite Map



Fully Fenced Cattle Ranch Follett, TX / Lipscomb County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Moyer

Mobile

(580) 273-4220

Email

jared.moyer@arrowheadlandcompany.com

Address

City / State / Zip

Gage, OK 73843

NOTES

[illegible]

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



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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