

Tract 7 Western Panhandle Farms
00 Rd N
Guymon, OK 73942

\$152,000
160± Acres
Texas County



Tract 7 Western Panhandle Farms
Guymon, OK / Texas County

SUMMARY

Address

00 Rd N

City, State Zip

Guymon, OK 73942

County

Texas County

Type

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

Latitude / Longitude

36.8093 / -101.6683

Acreage

160

Price

\$152,000

Property Website

<https://arrowheadlandcompany.com/property/tract-7-western-panhandle-farms--texas-oklahoma/112447/>



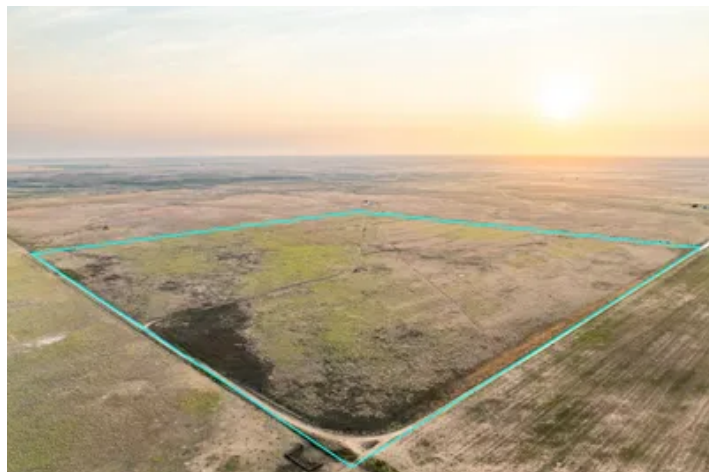
Tract 7 Western Panhandle Farms Guymon, OK / Texas County

PROPERTY DESCRIPTION

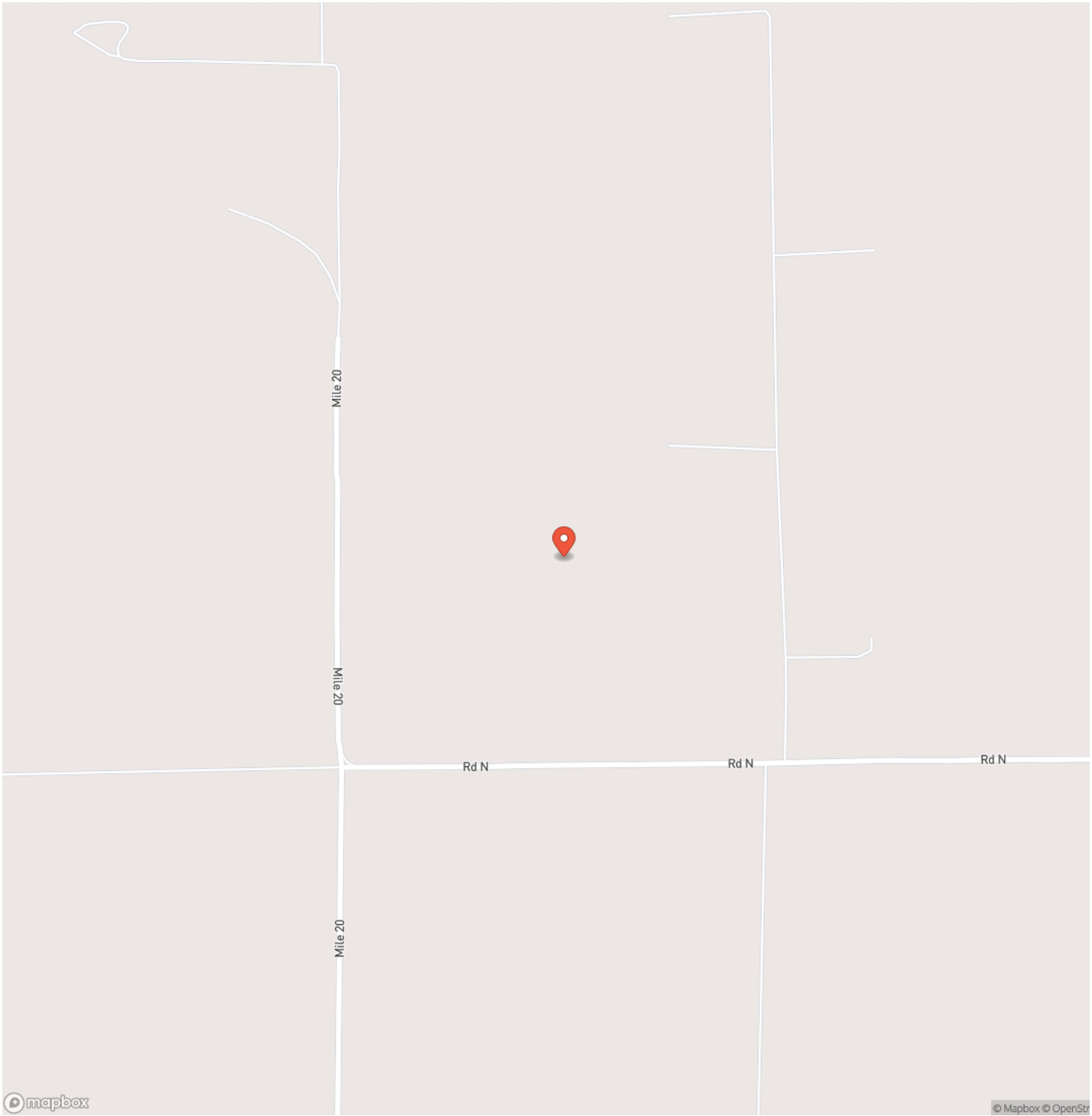
Take a look at this 160+/- acre opportunity in northwest Texas County, Oklahoma, located just 3+/- miles north of Highway 412! Tract 7 of Western Panhandle Farms, this property features a flat, open layout with gravel road access; it offers the kind of practicality and functionality that ranchers/farmers value. Partial fencing is already in place, and with a few additional improvements, the tract is well-positioned to become a productive grazing operation. An established oil lease road runs through the center of the property, providing convenient internal access while making it easy to navigate the farm. The wide-open terrain allows for flexible pasture management, future cross-fencing, or additional livestock improvements. Whether you're looking to expand your existing ranching operation, invest in Oklahoma grassland, or develop a turn-key cattle property, this tract offers the space, accessibility, and potential to make it your own. This property is located just +/- 16 minutes from Hough, and 23+/- minutes from Guymon. 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).

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.

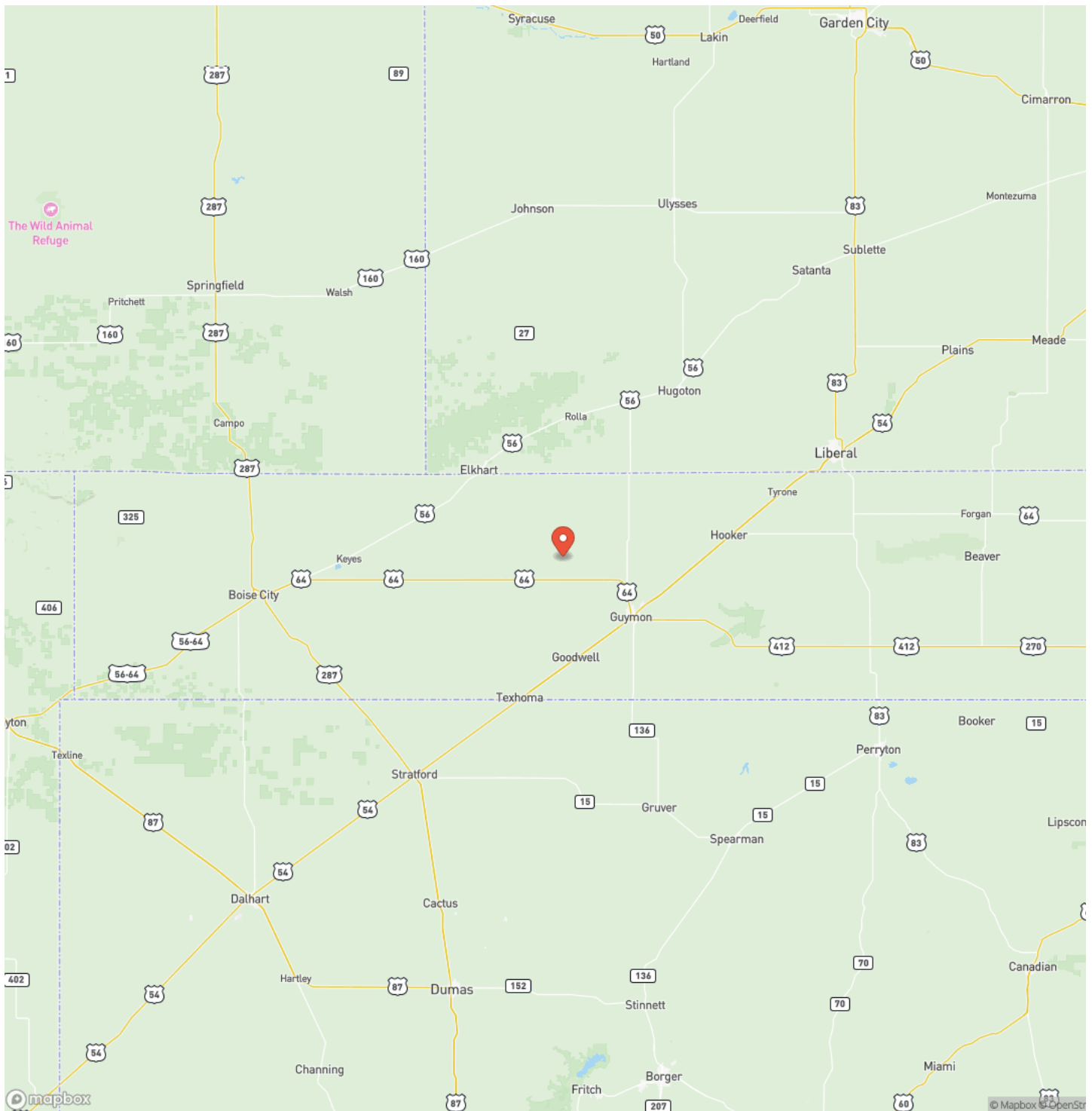
Tract 7 Western Panhandle Farms
Guymon, OK / Texas County



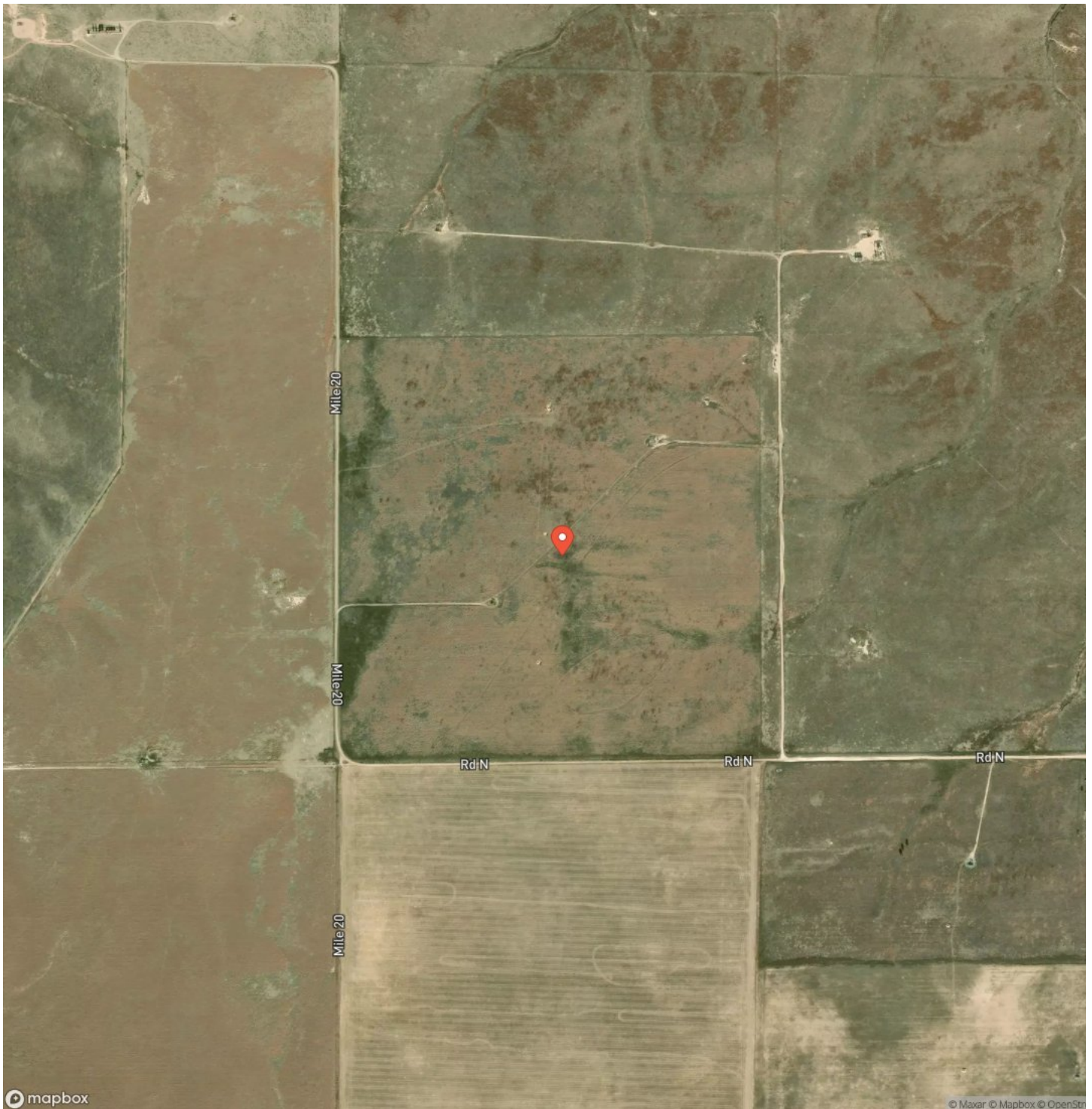
Locator Map



Locator Map



Satellite Map



**Tract 7 Western Panhandle Farms
Guymon, OK / Texas 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

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.

[illegible]

<https://arrowheadlandcompany.com/>

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

