

Tract 8 Western Panhandle Farms
00 Mile 21 Rd
Guymon, OK 73942

\$141,360
148.8± Acres
Texas County



Tract 8 Western Panhandle Farms Guymon, OK / Texas County

SUMMARY

Address

00 Mile 21 Rd

City, State Zip

Guymon, OK 73942

County

Texas County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.8019 / -101.6583

Acreage

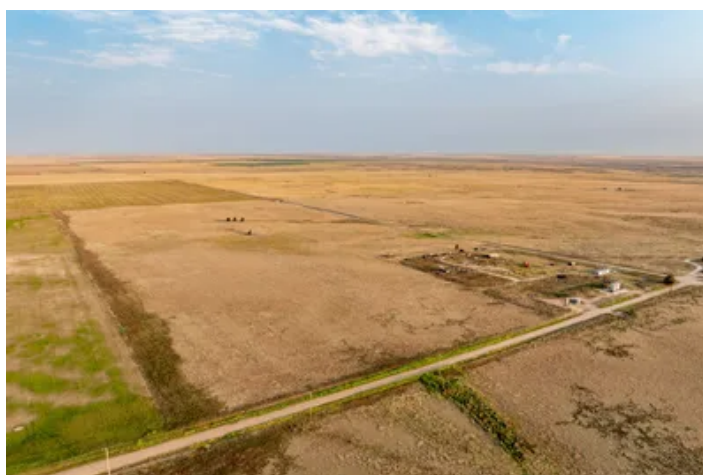
148.8

Price

\$141,360

Property Website

<https://arrowheadlandcompany.com/property/tract-8-western-panhandle-farms-texas-oklahoma/112444/>



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PROPERTY DESCRIPTION

Introducing Tract 8 of Western Panhandle Farms, a versatile 148.8+/- acre property in Texas County, Oklahoma, located just 3+/- miles north of Highway 412! Featuring exceptionally flat topography, this tract offers outstanding potential for both farming and livestock production. Currently divided into two sections, the property provides the flexibility for a great tillable/grazing combination farm. The level terrain allows for efficient farming practices, easy equipment access, and straightforward pasture management. Electricity is available at the corner of the property, offering an excellent location for a future homesite, shop, or other agricultural improvements. Whether you're looking to expand your farming operation, increase your grazing capacity, or invest in productive Oklahoma Panhandle land, Tract 8 combines versatility, accessibility, and long-term potential in one attractive package! 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).

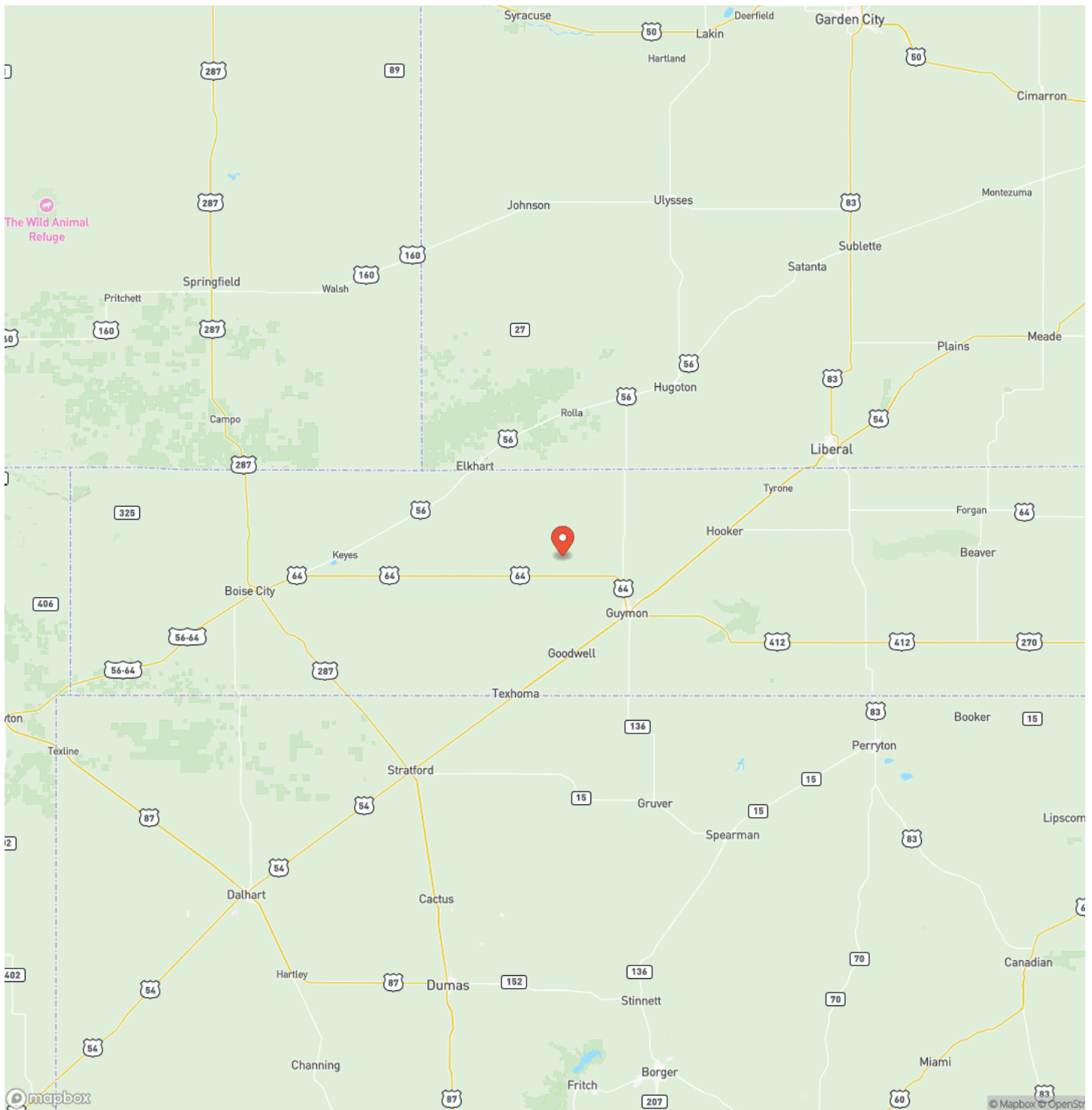
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

Tract 8 Western Panhandle Farms
Guymon, OK / Texas County



Locator Map

Locator Map



Satellite Map



Tract 8 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.



<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.

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