Tract 6 Western Panhandle Farms
00 Mile 15 Rd
Guymon, OK 73942

$152,000
160± Acres
Texas County

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00 Mile 15 Rd

City, State Zip
Guymon, OK 73942

County
Texas County

Type
Farms, Ranches, Undeveloped Land

Latitude / Longitude
36.7654 / -101.7676

Acreage
160

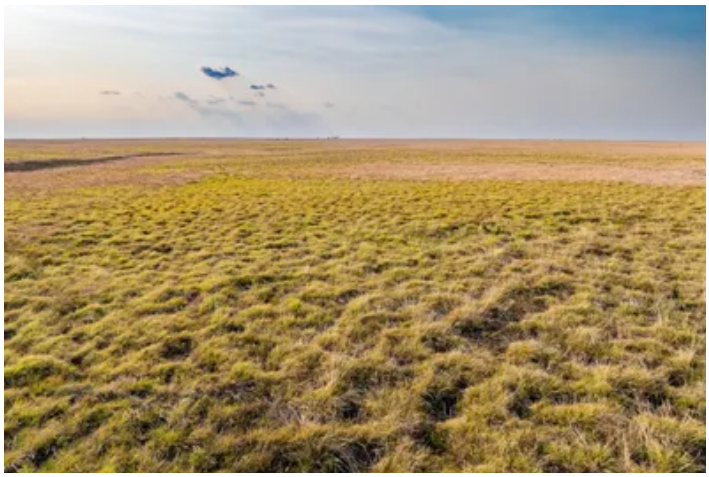
Price
$152,000

Property Website
https://arrowheadlandcompany.com/property/tract-6-western-panhandle-farms-texas-oklahoma/112449/

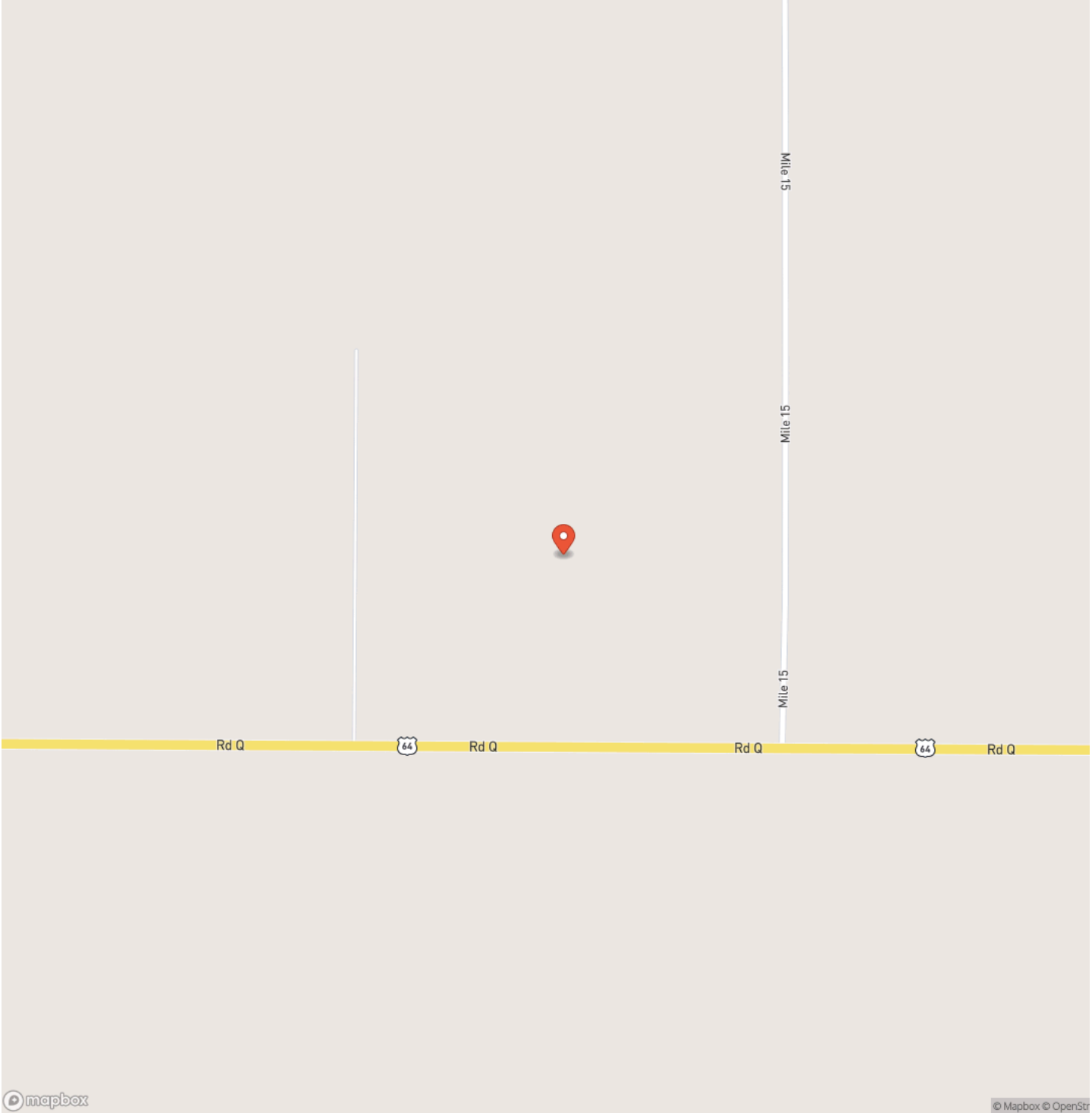
PROPERTY DESCRIPTION

Take a look at Tract 6 of Western Panhandle Farms, a 160+/- acre property in Texas County, Oklahoma that presents a variety of agricultura possibilities! With east year-round access of having Highway 412 frontage and an open layout, this tract is well-suited for grazing livestock and has the potential to be improved for a cattle operation. The property consists of native grass with level topography that also offers the possibility of being converted to tillable acreage. Its open layout provides flexibility for fencing, rotational grazing, or other agricultural improvements to fit your operation. Whether you're looking to expand your operation, invest in productive land, or own a property with multiple potential uses, this tract is a solid option in the Oklahoma Panhandle. 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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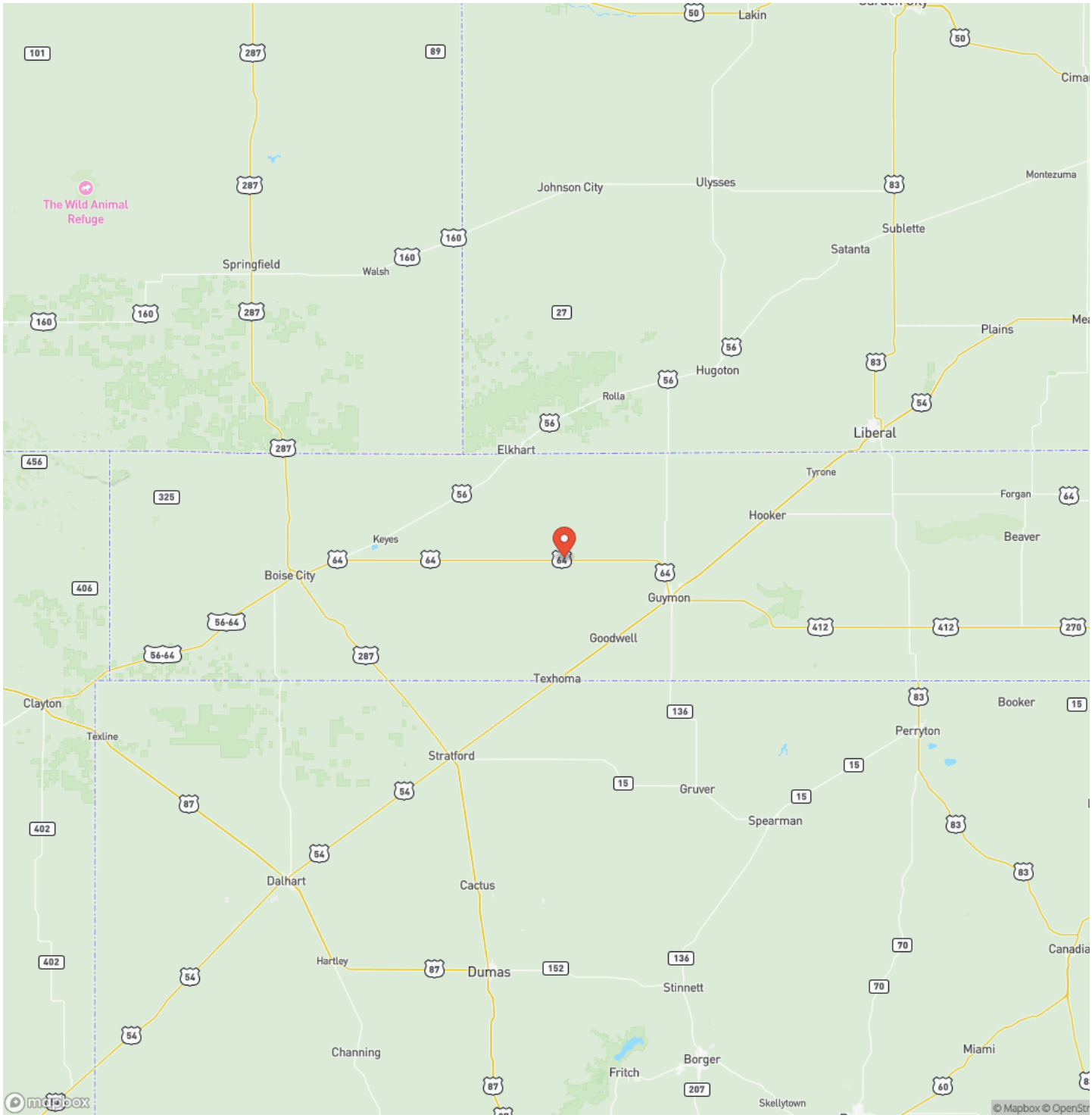
Locator Map



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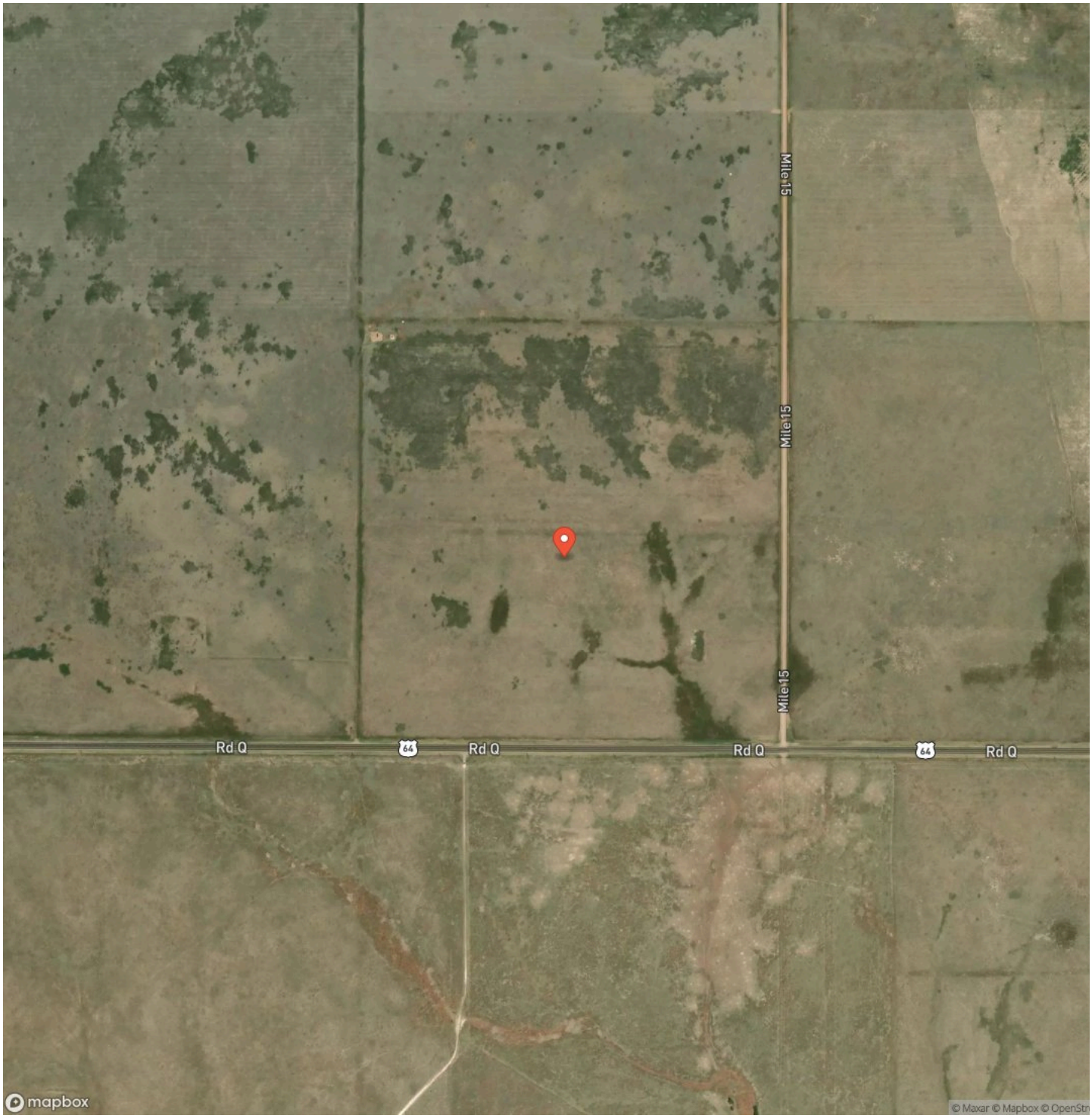
Satellite Map



LISTING REPRESENTATIVE

For more information contact:

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Jared Moyer

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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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