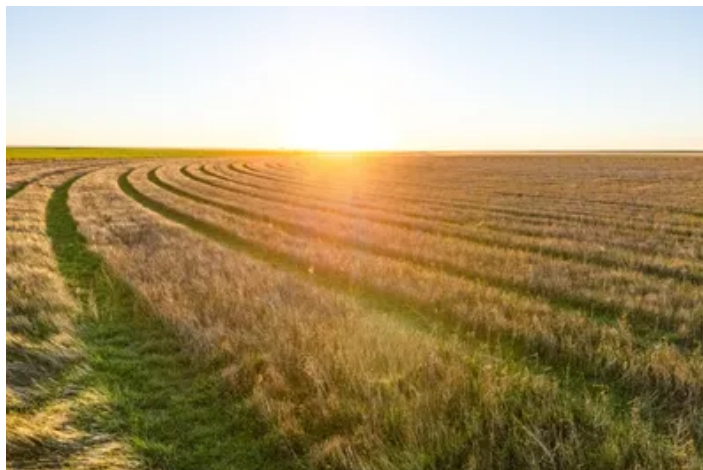


Irrigated Texhoma Farm
NS 49 Rd
Texhoma, OK 73949

\$1,530,880
478.4± Acres
Cimarron County



Irrigated Texhoma Farm
Texhoma, OK / Cimarron County

SUMMARY

Address

NS 49 Rd

City, State Zip

Texhoma, OK 73949

County

Cimarron County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

36.533941 / -102.144462

Acreage

478.4

Price

\$1,530,880

Property Website

<https://arrowheadlandcompany.com/property/irrigated-texhoma-farm-cimarron-oklahoma/93376/>



Irrigated Texhoma Farm

Texhoma, OK / Cimarron County

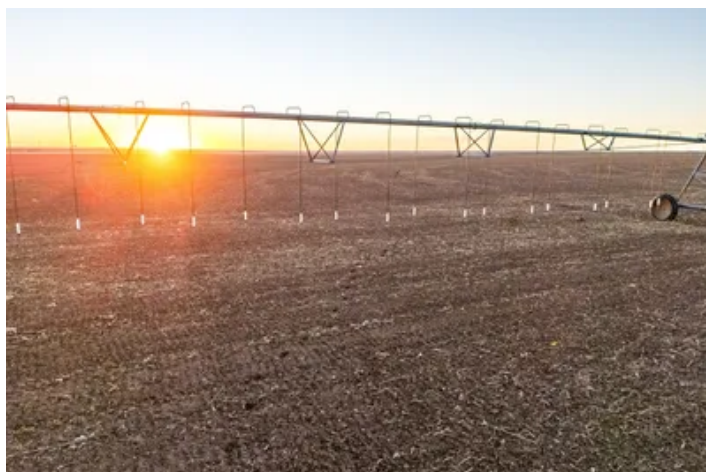
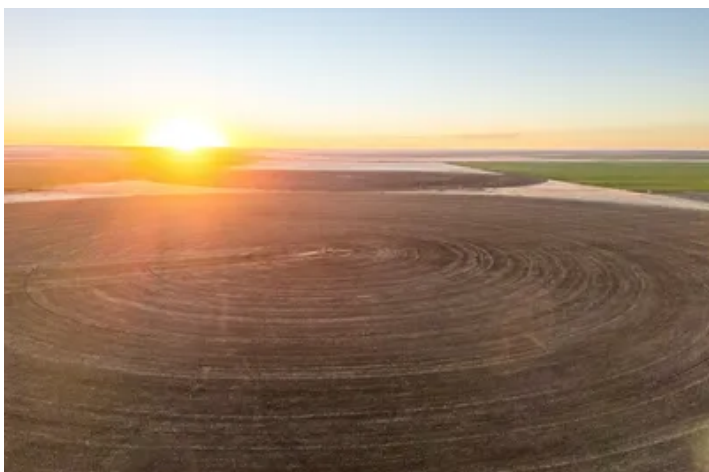
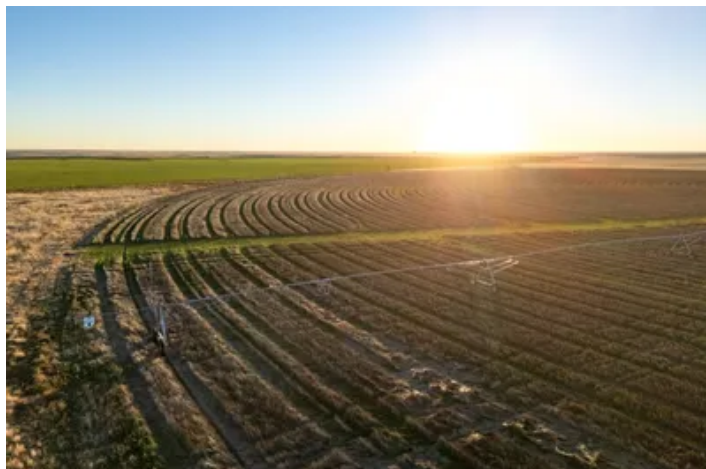
PROPERTY DESCRIPTION

If you are looking to add on to your current operation or looking to invest in quality, irrigated ground, take a look at this 478.4+/- acres in Cimarron County, Oklahoma! Located just 2+/- miles from the OK/TX border, this farm consists of approximately 240 wet acres and 238+/- acres of dryland tillable. All irrigated ground consists of Class 2 Sherm Clay Loam with Reinke sprinklers powered by genset. The property has a total of 3 irrigation wells & 1 stock well. The flat topography and open layout make it easy to farm and the soil quality supports the potential for consistent yields. The property is situated approximately 22+/- minutes from Stratford, TX, 40+/- minutes from Boise City, OK, 55+/- minutes from Guymon, OK, and 1 hour and 39+/- minutes from Amarillo, TX. 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.



Irrigated Texhoma Farm
Texhoma, OK / Cimarron County



Locator Map



Locator Map



Satellite Map



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.

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