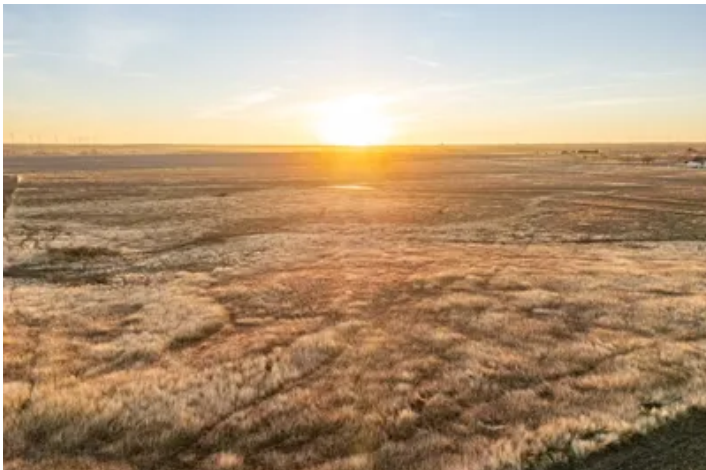


Terraced Grazing Tract
N 1900 Rd
Gage, OK 73843

\$80,000
40± Acres
Ellis County



Terraced Grazing Tract Gage, OK / Ellis County

SUMMARY

Address

N 1900 Rd

City, State Zip

Gage, OK 73843

County

Ellis County

Type

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

Latitude / Longitude

36.270258 / -99.625312

Acreage

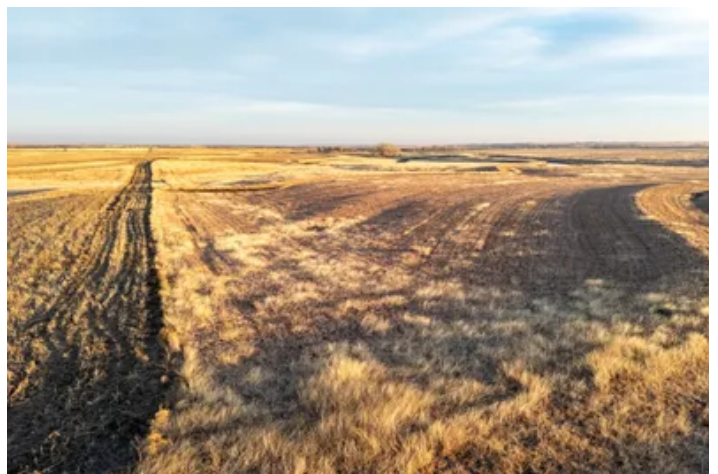
40

Price

\$80,000

Property Website

<https://arrowheadlandcompany.com/property/terraced-grazing-tract-ellis-oklahoma/95567/>



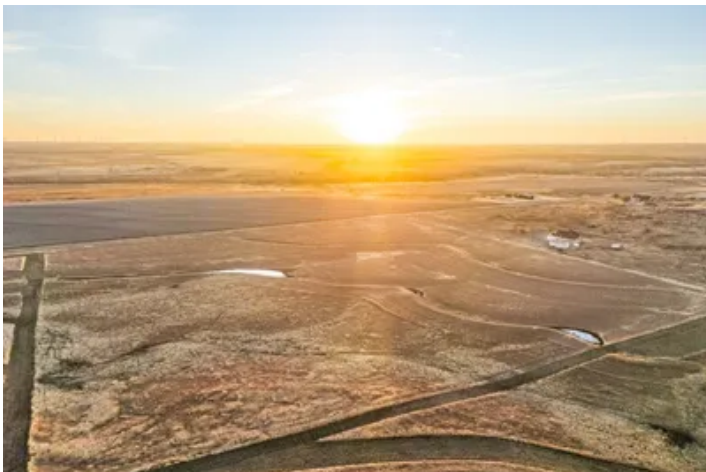
Terraced Grazing Tract Gage, OK / Ellis County

PROPERTY DESCRIPTION

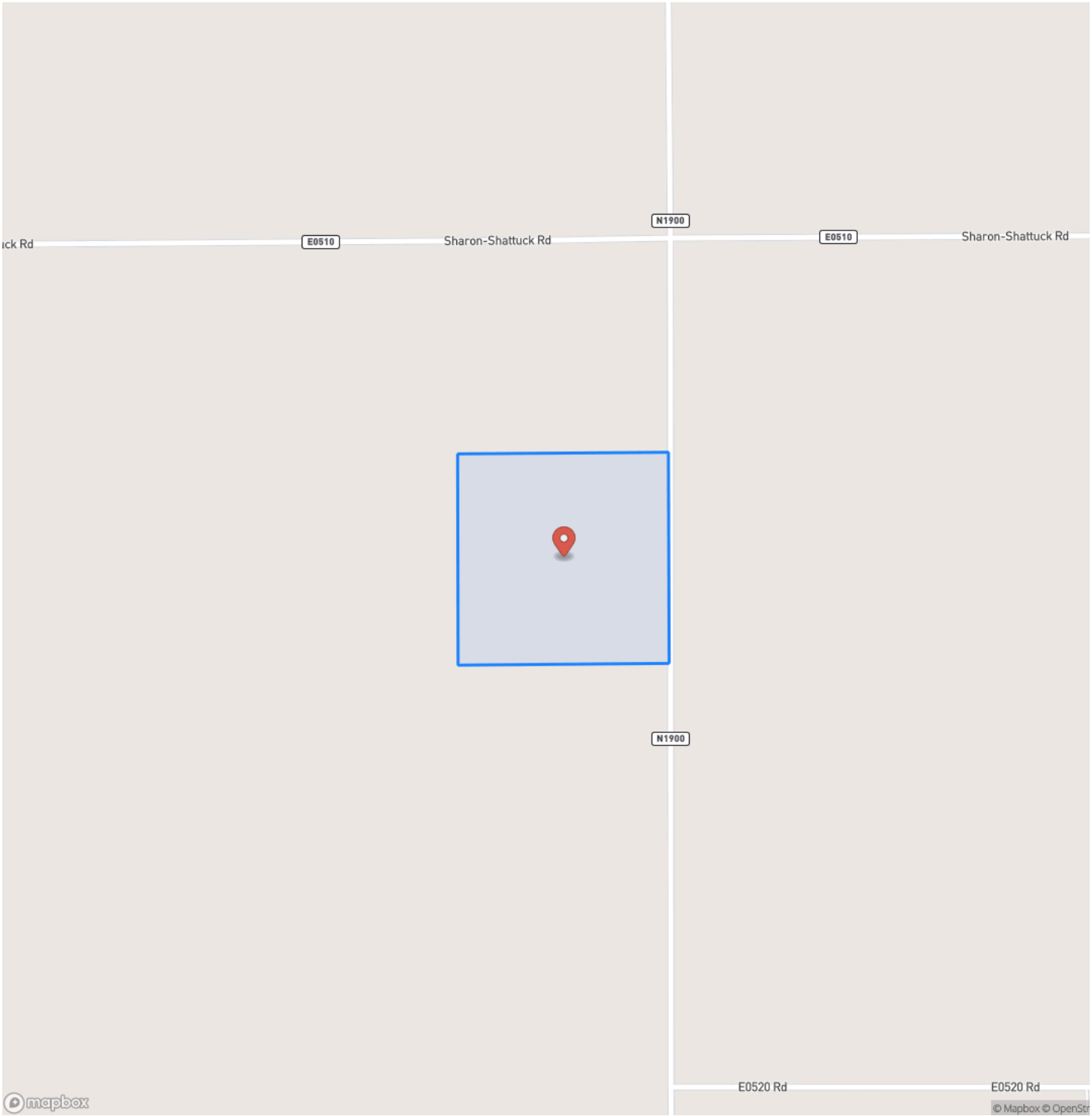
Take a look at this versatile 40 +/- acre tract in Ellis County, Oklahoma, offering an excellent setup for grazing livestock, or a beautiful homesite! The property is terraced and well-suited for cattle or farming. The terraces are holding water in two locations, exhibiting the strength of the mainly Class 2 soils. With fencing already in place on two sides of the property, half the work is done! Combining this parcel's manageable size, great soil, and productive grass, this tract is a great opportunity for anyone looking to expand an existing operation, build a dream home, or invest in a quality grazing property in a proven ranching area! There is paved road frontage on the east side of the property. This property is located just +/- 18 minutes from Shattuck, OK, +/- 26 minutes from Woodward, OK, and 2 hours and +/- 24 minutes from OKC. 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.

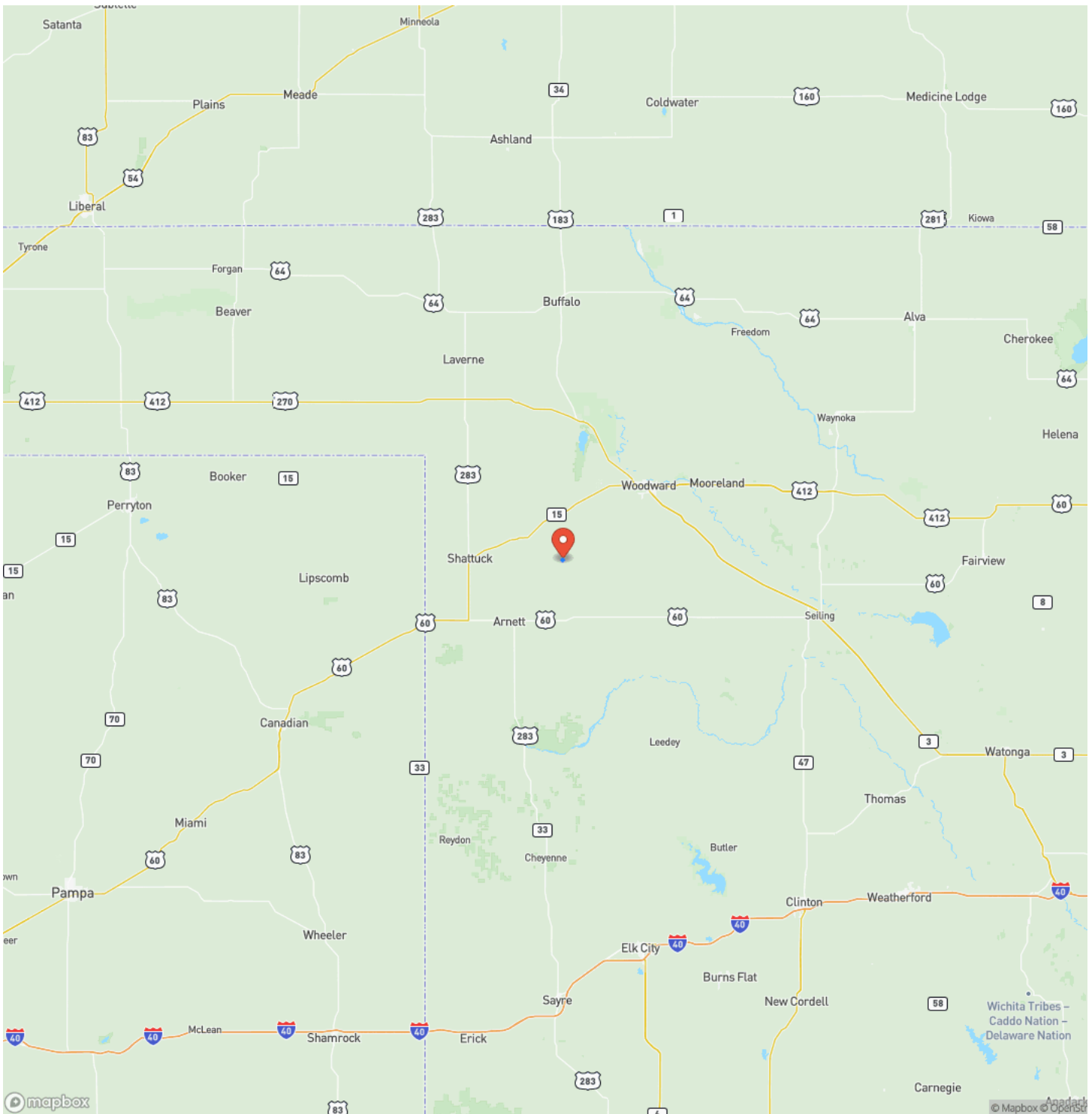
Terraced Grazing Tract
Gage, OK / Ellis County



Locator Map



Locator Map



Satellite Map



Terraced Grazing Tract Gage, OK / Ellis County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Moyer

Mobile

(580) 273-4220

Email

jared.moyer@arrowheadlandcompany.com

Address

City / State / Zip

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.



www.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
www.arrowheadlandcompany.com

