

Laverne Panhandle Grazing Opportunity
E 260 Rd
Laverne, OK 73848

\$184,000
160± Acres
Beaver County



Laverne Panhandle Grazing Opportunity
Laverne, OK / Beaver County

SUMMARY

Address

E 260 Rd

City, State Zip

Laverne, OK 73848

County

Beaver County

Type

Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.6307 / -100.2572

Acreage

160

Price

\$184,000

Property Website

<https://arrowheadlandcompany.com/property/laverne-panhandle-grazing-opportunity/beaver/oklahoma/100677/>



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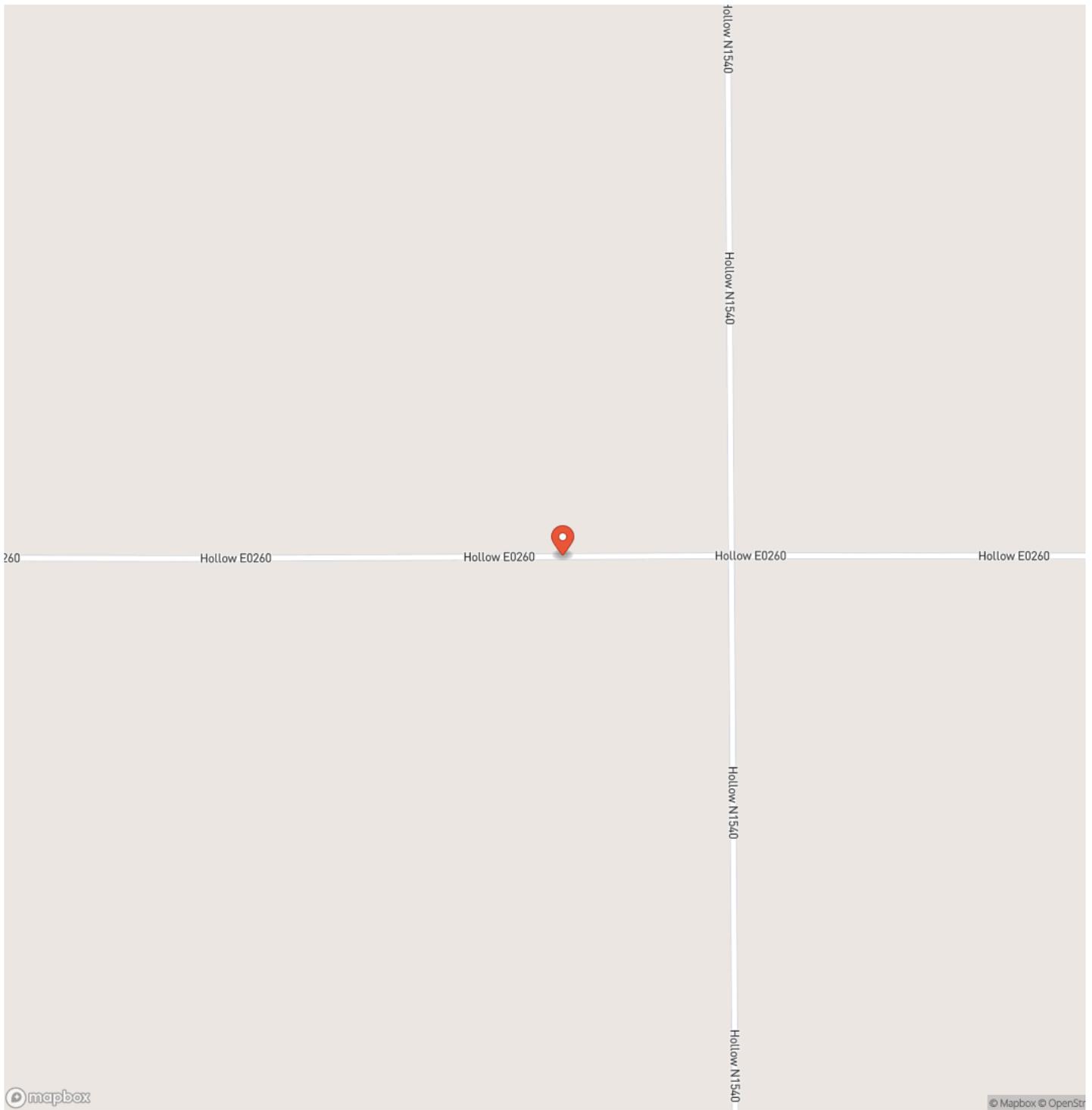
PROPERTY DESCRIPTION

This 160+/- acre tract in Beaver County presents an excellent opportunity for agricultural production or livestock grazing, with county road frontage providing convenient, year-round access! The property is currently established in native pasture and features gently rolling terrain with well-maintained terraces that help control water runoff and promote soil conservation. With a few additional improvements, this land could be highly suitable for grazing livestock or other agricultural uses. The open layout allows for efficient operation, and the tract benefits from county road frontage along the East and South sides. This property offers a great opportunity to expand an existing operation or establish a new one! The south side contains scattered shrub brush that creates an excellent deer bedding area, and fresh signs indicate recent buck activity. Additional bedding habitat is located on the northwest portion of the property, providing deer with secure cover. The soil composition consists of approximately 67% Abbie Loam and 16% Kroeker Loam. This property is located just 28+/- minutes from Laverne, OK, 55+/- minutes from Woodward, OK, and just 1 hour and 8+/- minutes from Guymon, OK. 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.

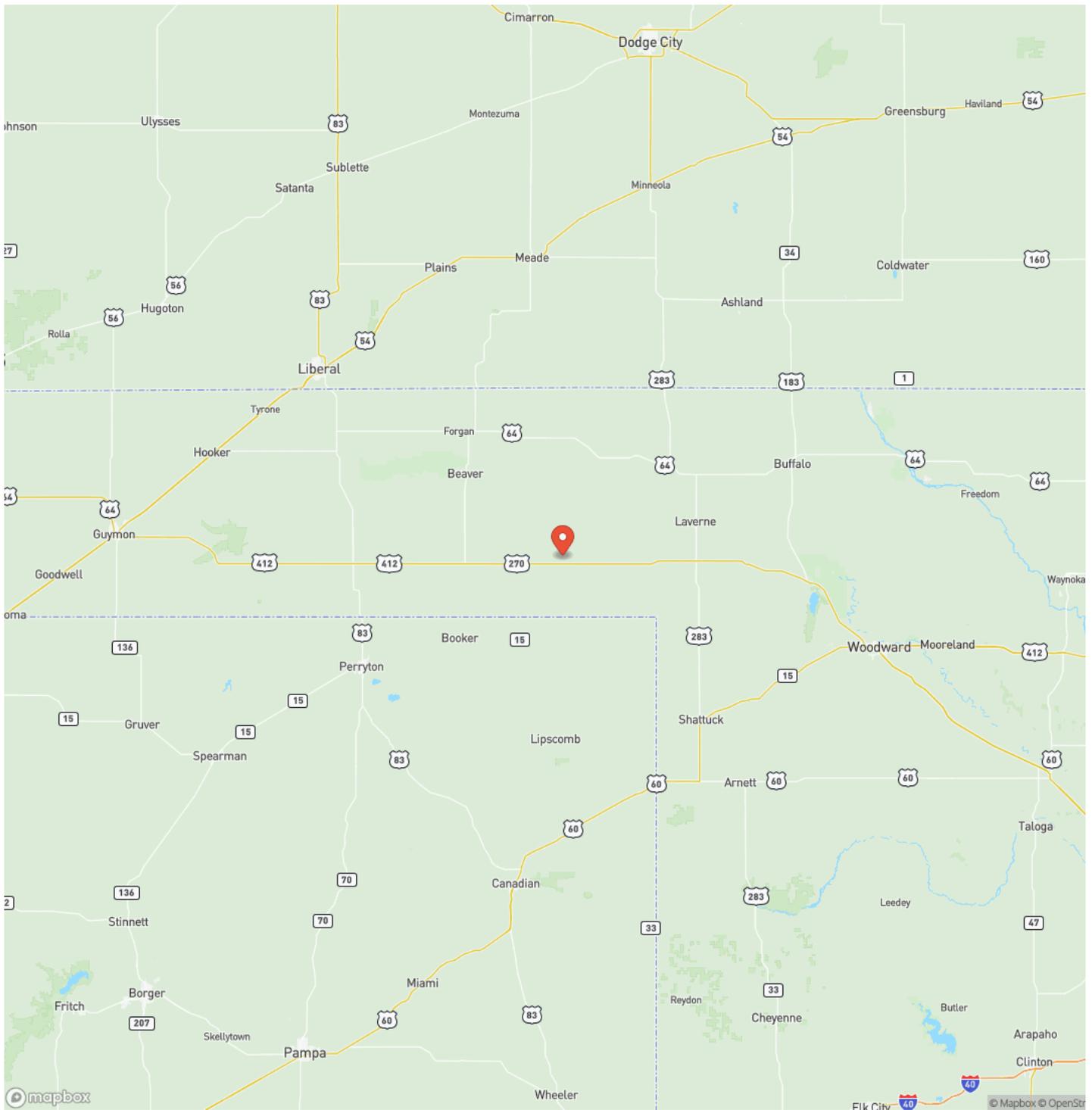
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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