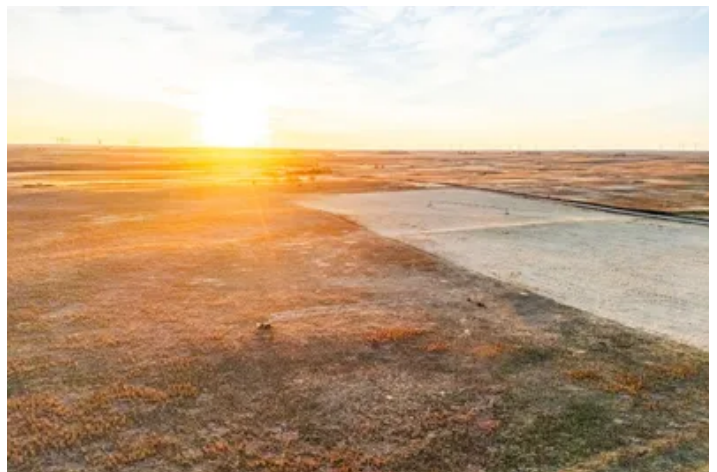


Fargo Combo Ranch with Home
E County Rd 47
Fargo, OK 73840

\$550,000
160± Acres
Woodward County



Fargo Combo Ranch with Home Fargo, OK / Woodward County

SUMMARY

Address

E County Rd 47

City, State Zip

Fargo, OK 73840

County

Woodward County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Undeveloped Land, Single Family

Latitude / Longitude

36.3337 / -99.59986

Dwelling Square Feet

1,344

Bedrooms / Bathrooms

3 / 2

Acreage

160

Price

\$550,000

Property Website

<https://arrowheadlandcompany.com/property/fargo-combo-ranch-with-home/woodward/oklahoma/100088/>



Fargo Combo Ranch with Home Fargo, OK / Woodward County

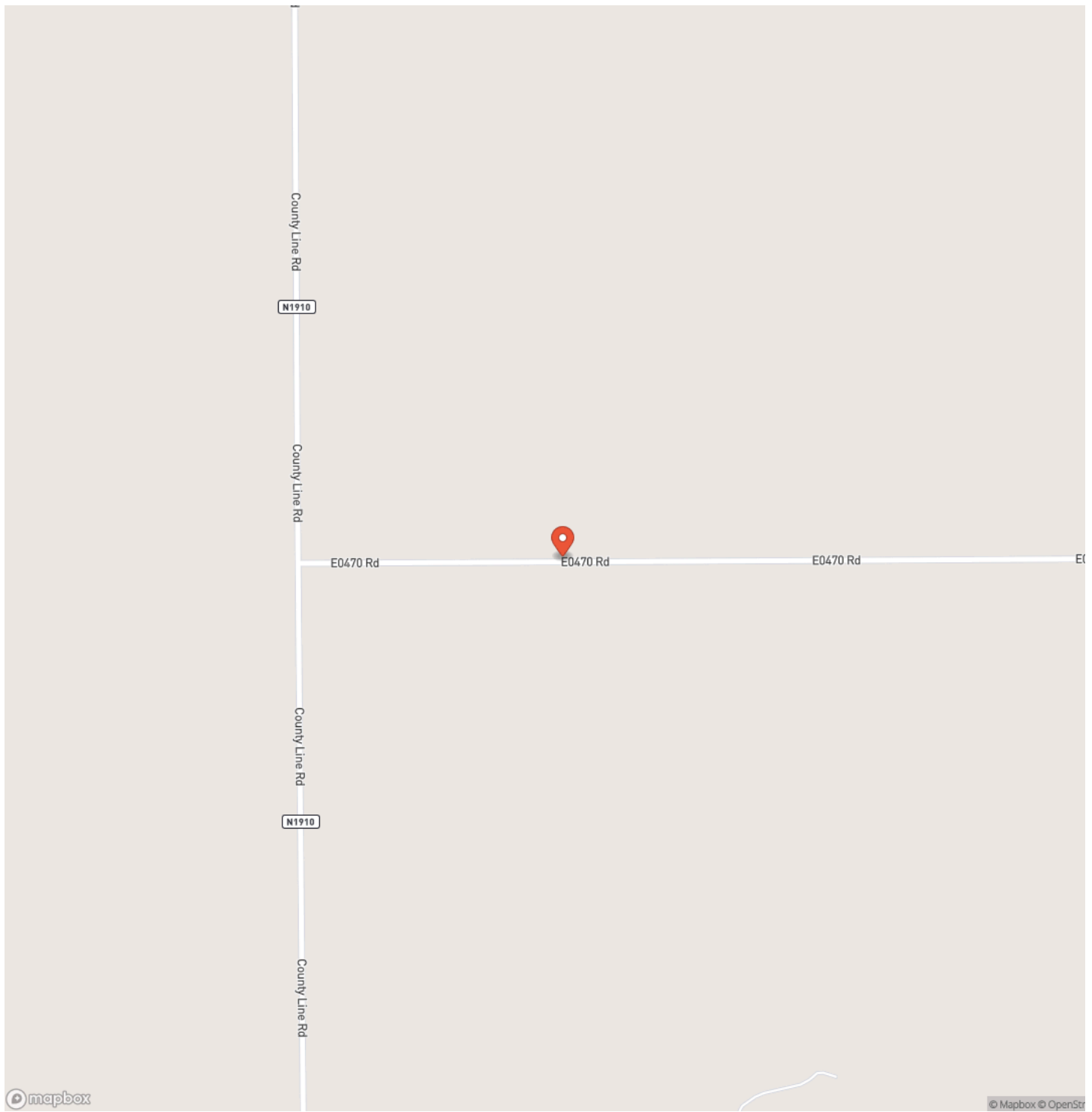
PROPERTY DESCRIPTION

Take a look at this outstanding home and 160 +/- acre ranch in Woodward County, offering the perfect blend of country living and agricultural functionality! Situated on the southwest corner of the property you will discover a beautifully remodeled 1,344 +/- square foot ranch-style home featuring 3 bedrooms and 2 bathrooms. There is also a nice office room to work in! The home has been fully updated sparing no costs and cutting no corners! The home includes new electric including wiring, Cafci breakers, Leviton controls, and generator transfer switch just to name a few. No detail was missed! The water well is new, in addition to the plumbing and tankless hot water heater. This home has been meticulously remodeled, including a new 4 ton Carrier AC system, double-pane argon filled uv coated windows, surrounded by 14" of blown-in new insulation, insulated ductwork, new decking & sheeting on the roof. The list of top-of-the-line improvements made to this home is literally two pages long! The home is move-in ready, making it ideal as a primary residence or ranch headquarters. Just outside, you'll find a storm cellar, along with a detached garage for extra storage or vehicle space. This property is well-equipped for serious agricultural use. Improvements include two large shops, a barn, and well-designed cattle pens with feed troughs, making livestock handling efficient and convenient. The ranch is secured with a new five-wire perimeter fence and is cross fenced, allowing for rotational grazing and better herd management. The land features approximately 20 +/- acres of Bermuda, 70 +/- acres of old world bluestem, and the balance are native grasses. Water is abundant with four water wells, including an irrigation well and two towable irrigation pivots providing excellent flexibility for crop production. Irrigation risers are strategically placed every 10 +/- acres allowing you to irrigate where & when desired. This is a rare property to find in Northwest Oklahoma! The combination of quality fencing, reliable water sources, irrigated ground, and completely remodeled home makes this property a rare find in Northwest Oklahoma. Whether you're looking to expand your current operation or establish a turn-key ranch in Western Oklahoma, this 160 +/- acre tract offers the improvements, infrastructure, and versatility to get the job done! 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.

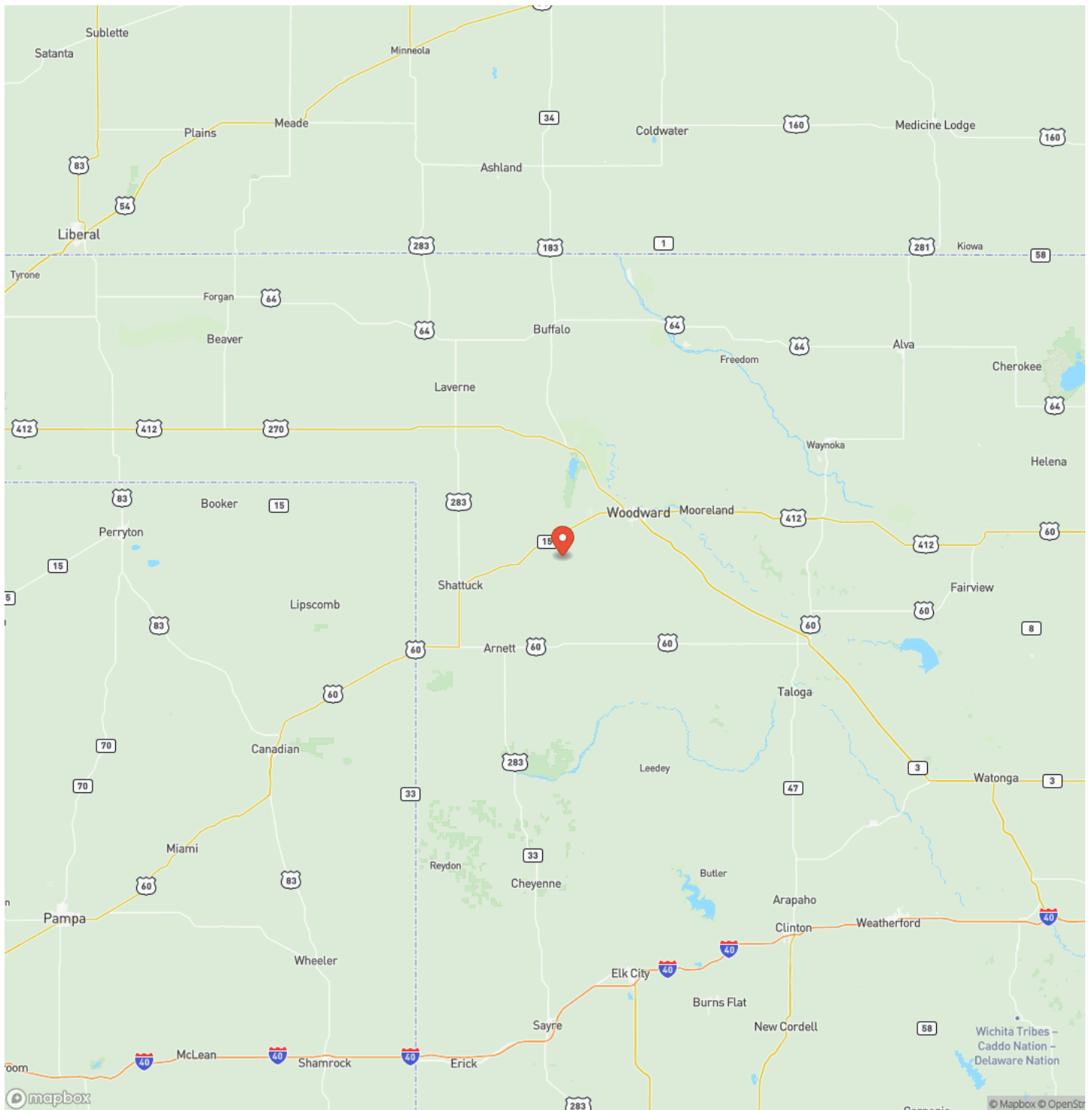
**Fargo Combo Ranch with Home
Fargo, OK / Woodward County**



Locator Map



Locator Map



Satellite Map



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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