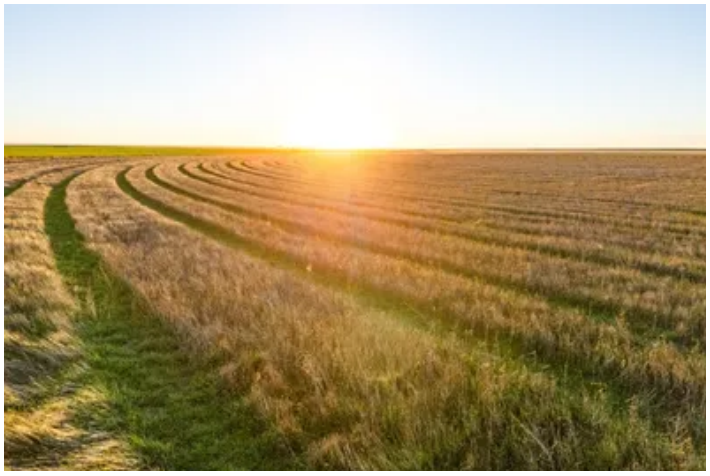
Irrigated Texhoma Farm
NS 49 Rd
Texhoma, OK 73949

$1,530,880
478.4± Acres
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/







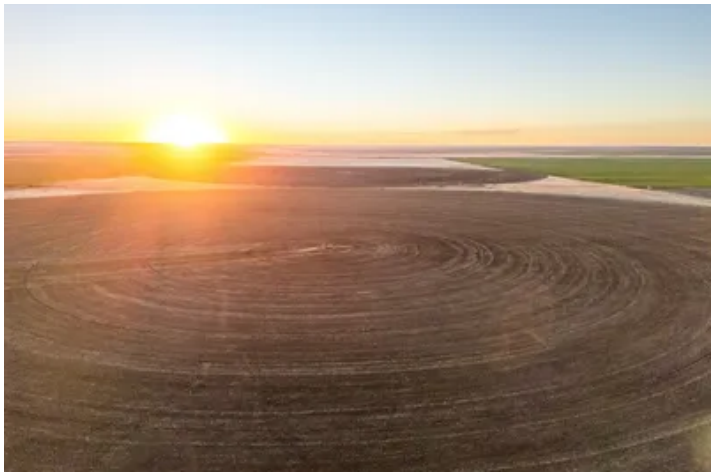
PROPERTY DESCRIPTION

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 .

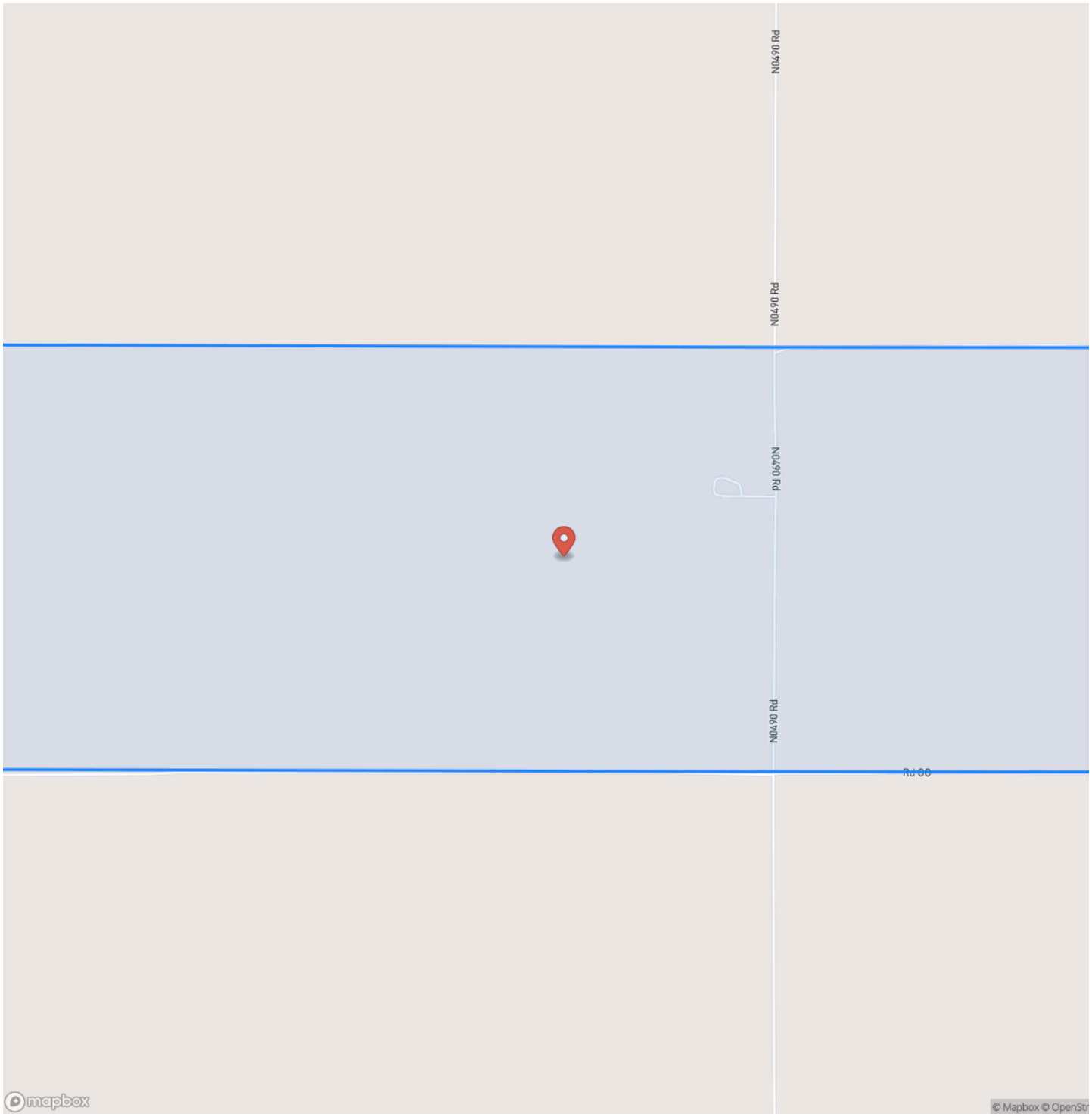
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



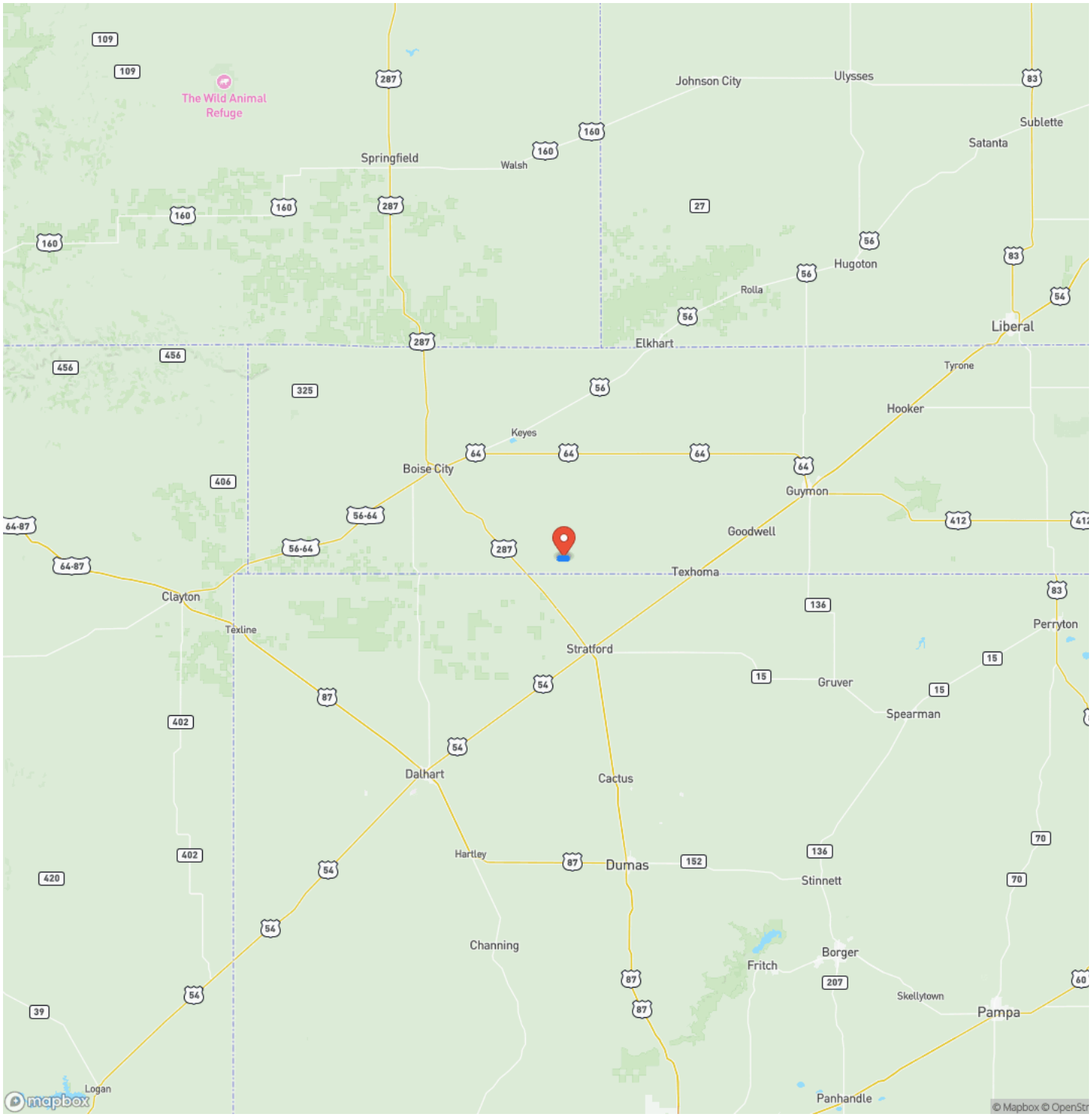




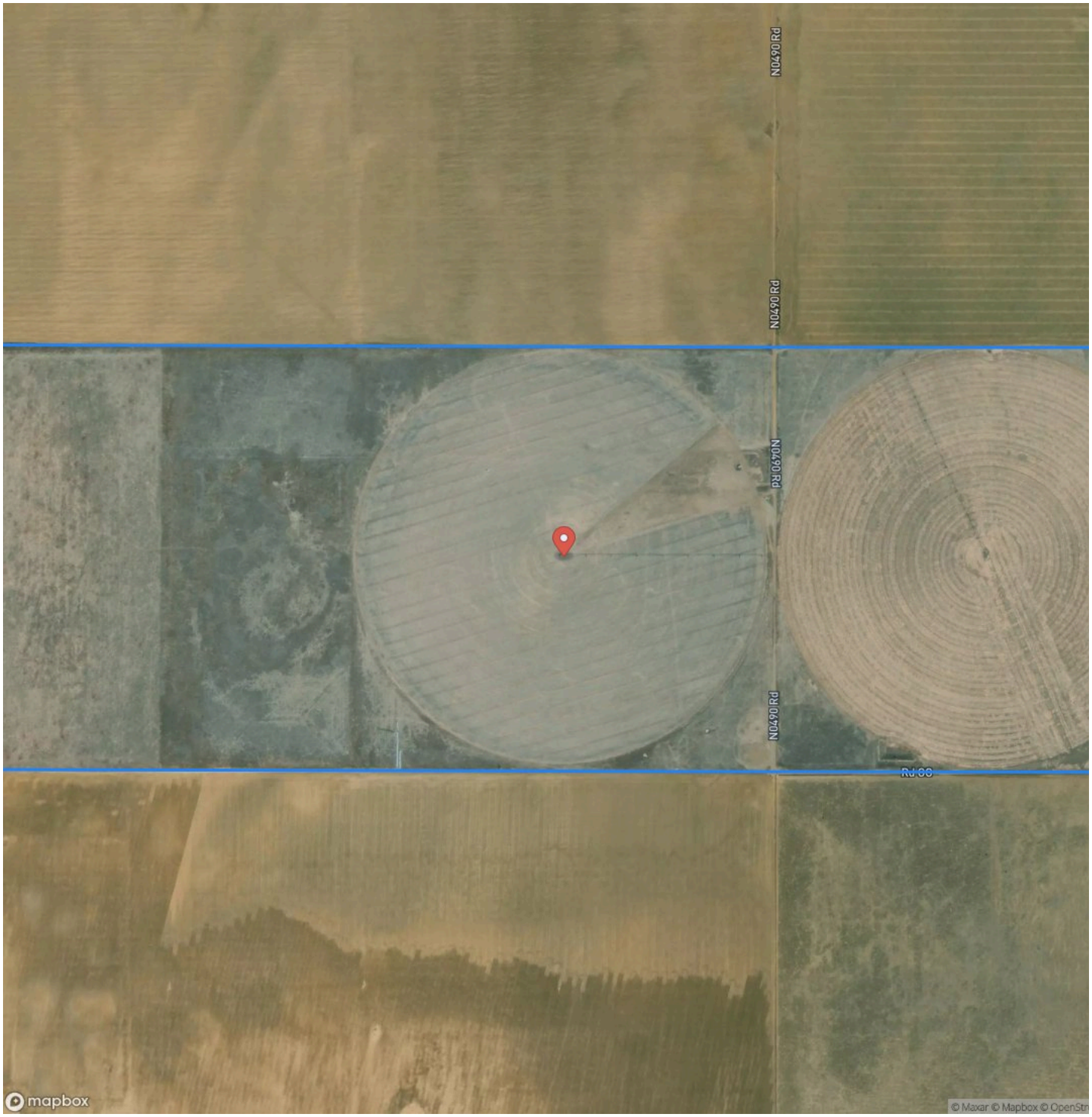

Locator Map


N0490 Rd
N0490 Rd
N0490 Rd
N0490 Rd
Rd 00
mapbox
© Mapbox © OpenStr

Locator Map


The Wild Animal Refuge
Springfield
Walsh
Johnson City
Ulysses
Sublette
Satanta
Hugoton
Rolla
Liberal
Elkhart
Tyrone
Hooker
Keyes
Boise City
Guymon
Goodwell
Texhoma
Clayton
Texline
Stratford
Gruver
Spearman
Perryton
Dalhart
Cactus
Hartley
Dumas
Stinnett
Channing
Fritch
Borger
Skellytown
Pampa
Logan
Panhandle
mapbox
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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

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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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
https://arrowheadlandcompany.com/