Balko Homestead Farm
0000 EW 30 Rd
Balko, OK 73931

$460,800
270± Acres
Beaver County







SUMMARY

Address
0000 EW 30 Rd

City, State Zip
Balko, OK 73931

County
Beaver County

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

Latitude / Longitude
36.572395 / -100.883733

Dwelling Square Feet
1,248

Bedrooms / Bathrooms
2 / 2

Acreage
270

Price
$460,800

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Take a look at this versatile 160± acre farm and ranch property located in Beaver County, Oklahoma, an excellent opportunity for both agricultural production and country living! This well-balanced tract features approximately 80± acres of productive tillable ground, offering immediate farming potential with room to expand. With a few improvements, the layout could accommodate up to a 125 +/- acre center pivot, maximizing efficiency and significantly increasing your irrigated acreage. The property is fully fenced and cross-fenced, making it equally suited for livestock operations. Whether you're running cattle, farming, or looking for a combination of both, this setup provides flexibility and functionality. Improvements include a charming 1,248 +/- sq ft, 2 bed, 2 bath farmhouse that offers comfortable rural living, along with a spacious 40' x 110' shop-perfect for storing equipment, tools, and machinery, or setting up a full workshop. Positioned in the wide-open landscapes of the Oklahoma Panhandle, this property delivers expansive views, privacy, and the kind of quiet country setting that's getting harder to find. Whether you're looking to expand your operation, invest in productive land, or establish your own homestead, this property checks all the boxes! This property is located just +/- 17 minutes from Balko, OK, +/- 41 minutes from Guymon, OK, and 2 hours and +/-14 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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

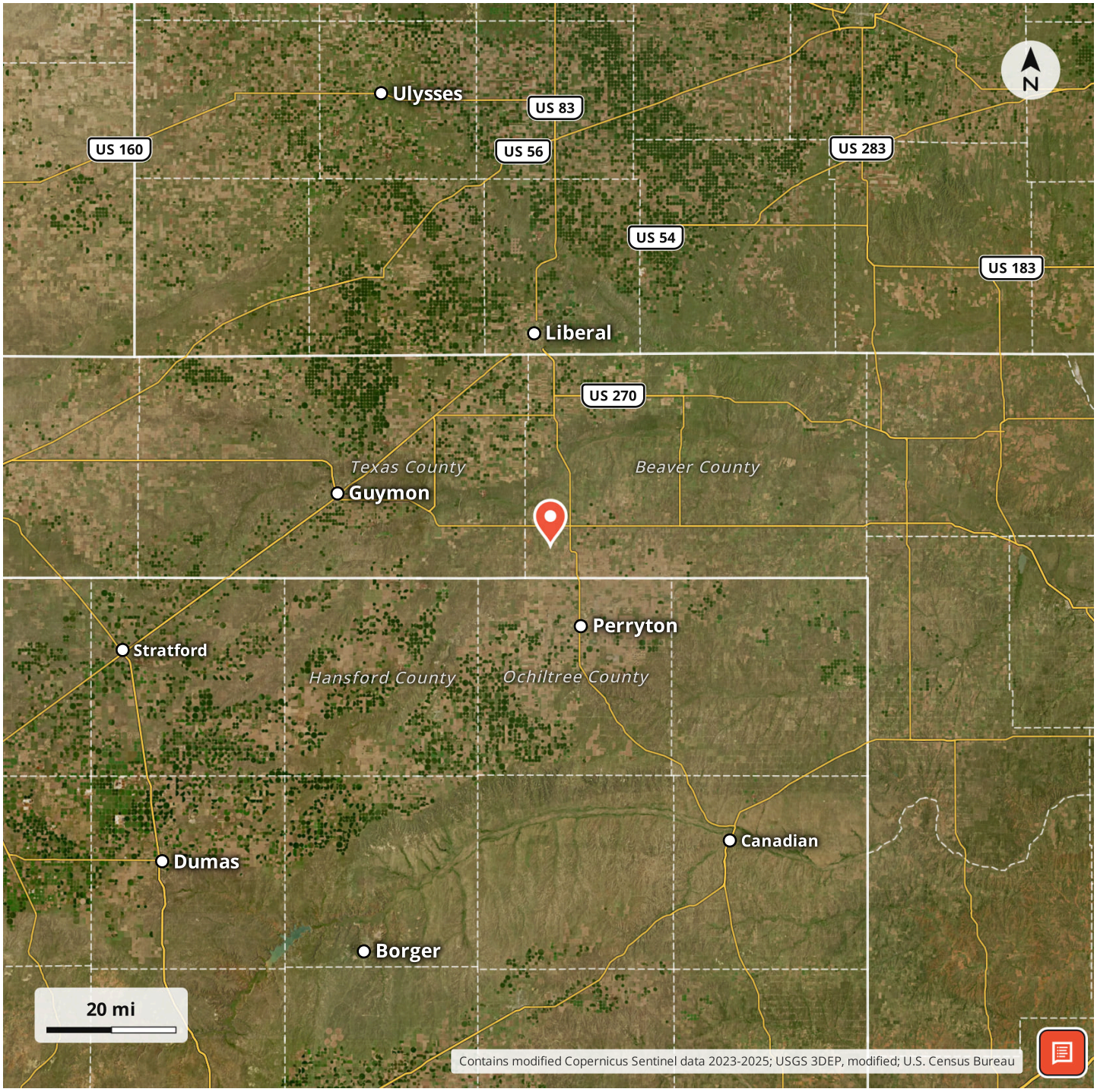
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



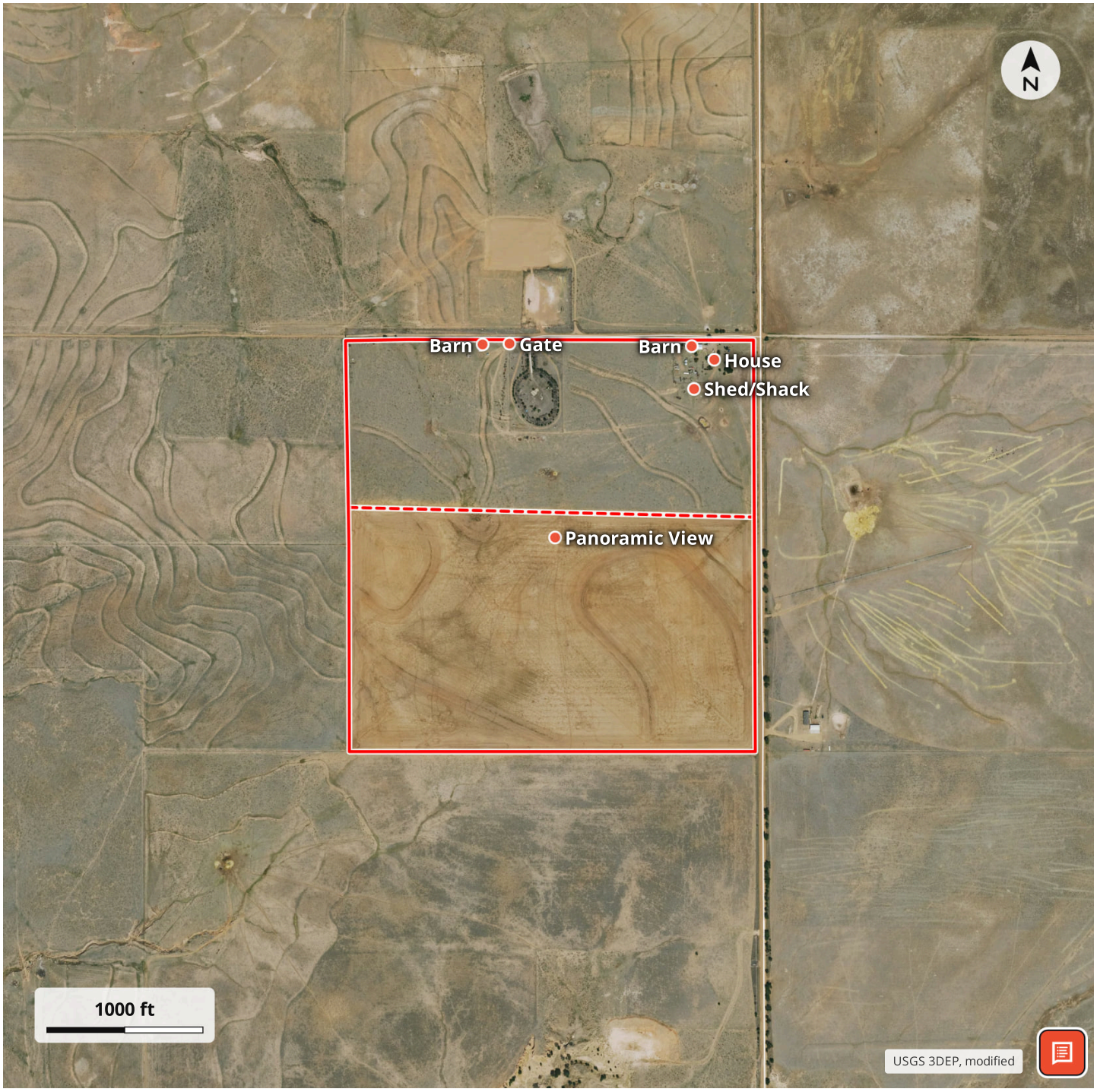





Regional Map



Locator Map

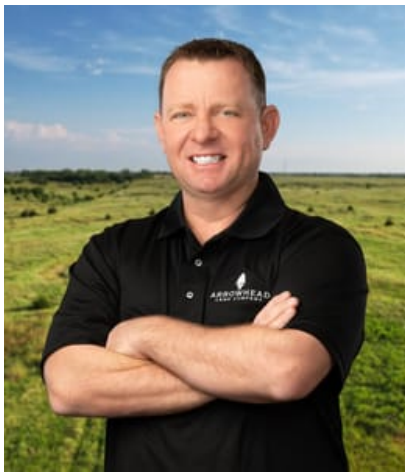

N
Barn
Gate
Barn
House
Shed/Shack
Panoramic View
1000 ft
USGS 3DEP, modified

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Jared Moyer

Mobile
(580) 273-4220

Email
jared.moyer@arrowheadlandcompany.com

City / State / Zip
Gage, OK 73843

NOTES

NOTES

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
https://arrowheadlandcompany.com/