

Balko Grazing Farm
0000 EW 30 Rd
Balko, OK 73931

\$150,700
110± Acres
Beaver County



Balko Grazing Farm
Balko, OK / Beaver County

SUMMARY

Address

0000 EW 30 Rd

City, State Zip

Balko, OK 73931

County

Beaver County

Type

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

Latitude / Longitude

36.57543 / -100.887139

Acreage

110

Price

\$150,700

Property Website

<https://arrowheadlandcompany.com/property/balko-grazing-farm-beaver-oklahoma/105705/>



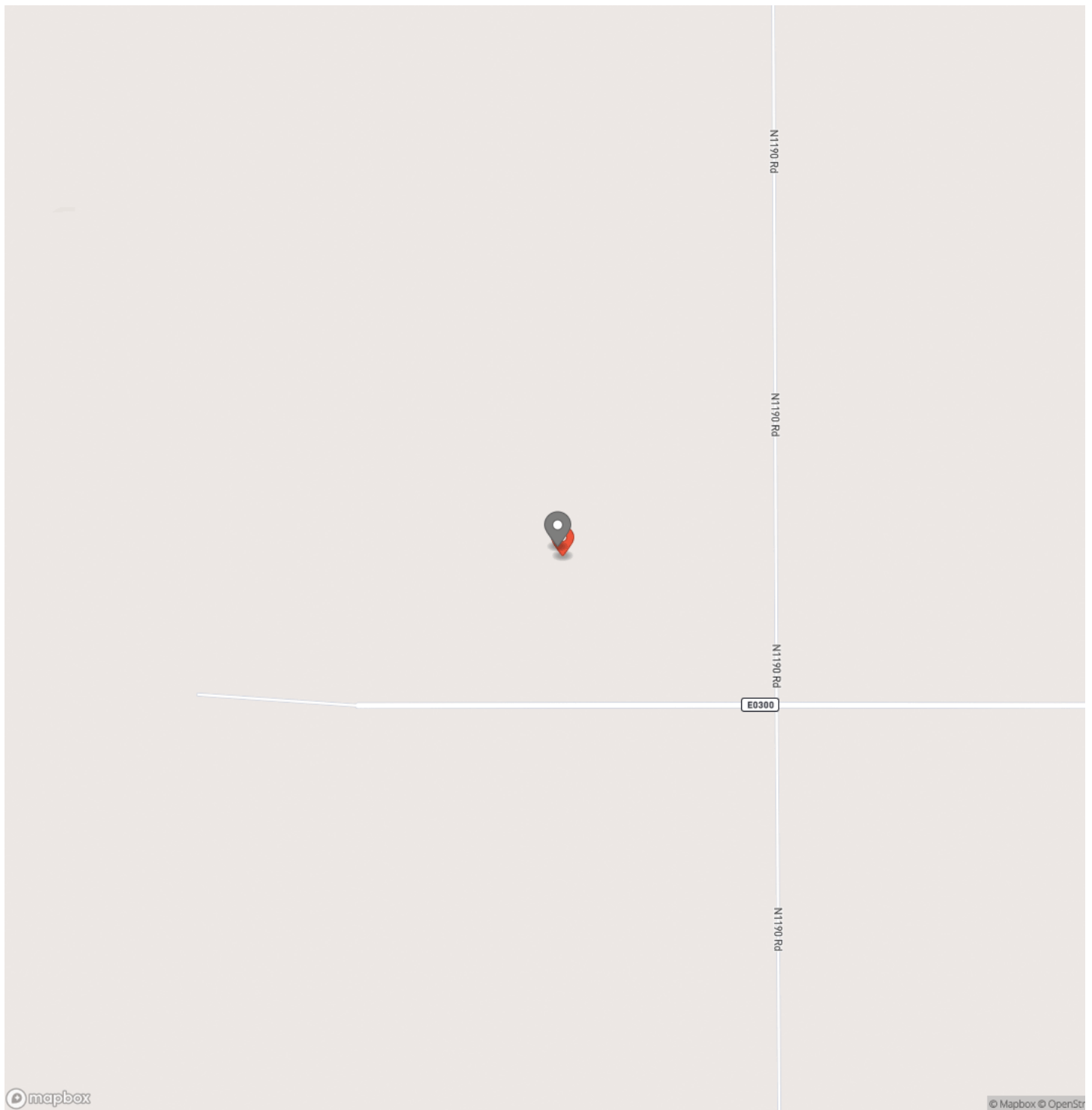
PROPERTY DESCRIPTION

Take a look at this 110+/- acre grazing tract located in Beaver County, right in the heart of a strong agricultural region known for its dependable ranching and farming operations! This property is set up and ready for livestock, featuring full perimeter fencing to keep your operation secure and manageable. The land offers native grasses ideal for grazing, along with a wet weather creek that winds through the property, providing a natural water source during the wet seasons and adding character to the landscape. A large pond enhances the usability of the tract, offering consistent water availability for cattle and wildlife alike when full. With a little work, the pond could be improved. Combined with the area's favorable rainfall, this property is well-suited to support a productive grazing program year-round. With county road access and wide-open views of the Oklahoma Panhandle, this tract delivers both functionality and the peaceful setting rural buyers are looking for. Whether you're expanding an existing operation or looking for a dependable piece of ground to run livestock, this property is a strong addition to any portfolio. 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](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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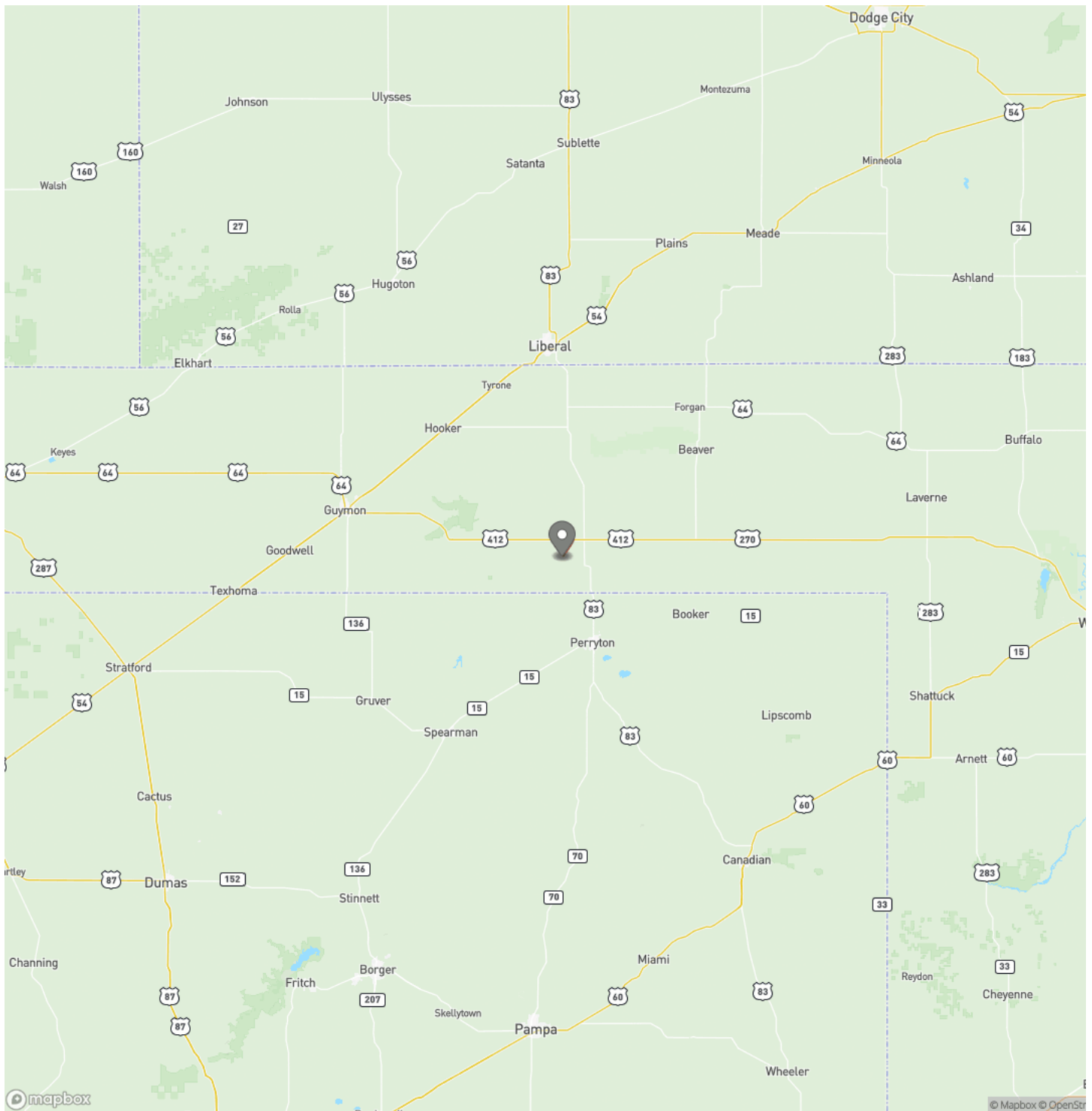
Locator Map



mapbox

© Mapbox © OpenStr

Locator Map



Satellite Map



Balko Grazing Farm
Balko, OK / Beaver County

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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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings on the page.



<https://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.

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