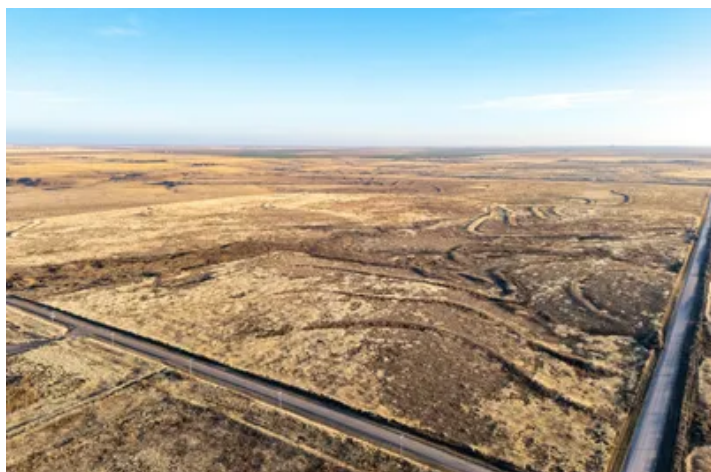


Balko Panhandle Grazing Opportunity
NS 137 Rd
Balko, OK 73931

\$184,000
160± Acres
Beaver County



Balko Panhandle Grazing Opportunity

Balko, OK / Beaver County

SUMMARY

Address

NS 137 Rd

City, State Zip

Balko, OK 73931

County

Beaver County

Type

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

Latitude / Longitude

36.569104 / -100.554161

Acreage

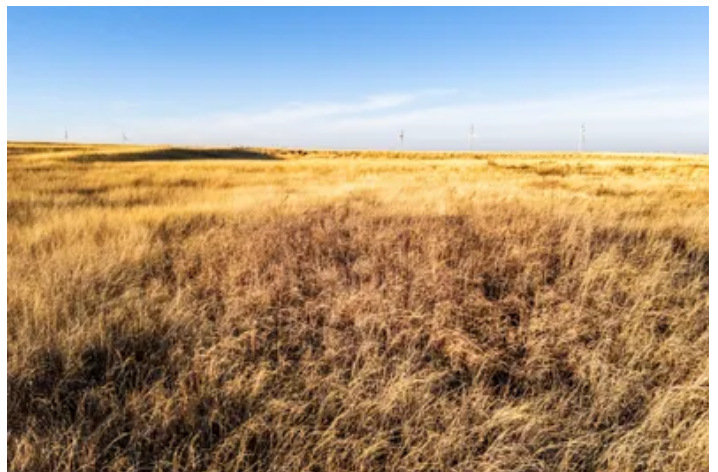
160

Price

\$184,000

Property Website

<https://arrowheadlandcompany.com/property/balko-panhandle-grazing-opportunity-beaver-oklahoma/95575/>



Balko Panhandle Grazing Opportunity

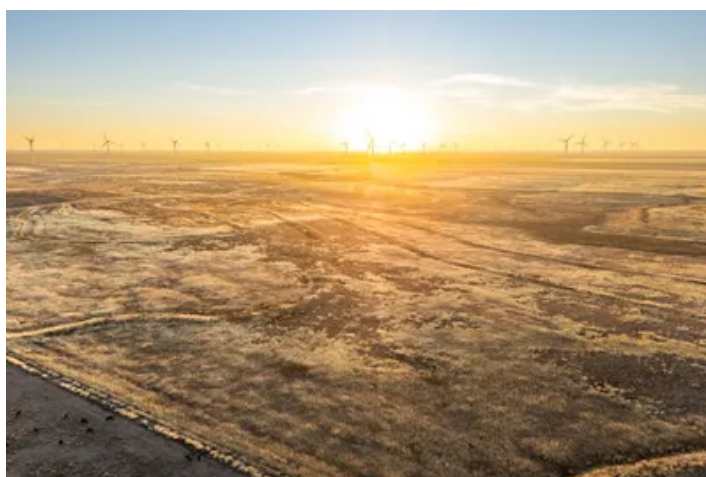
Balko, OK / Beaver County

PROPERTY DESCRIPTION

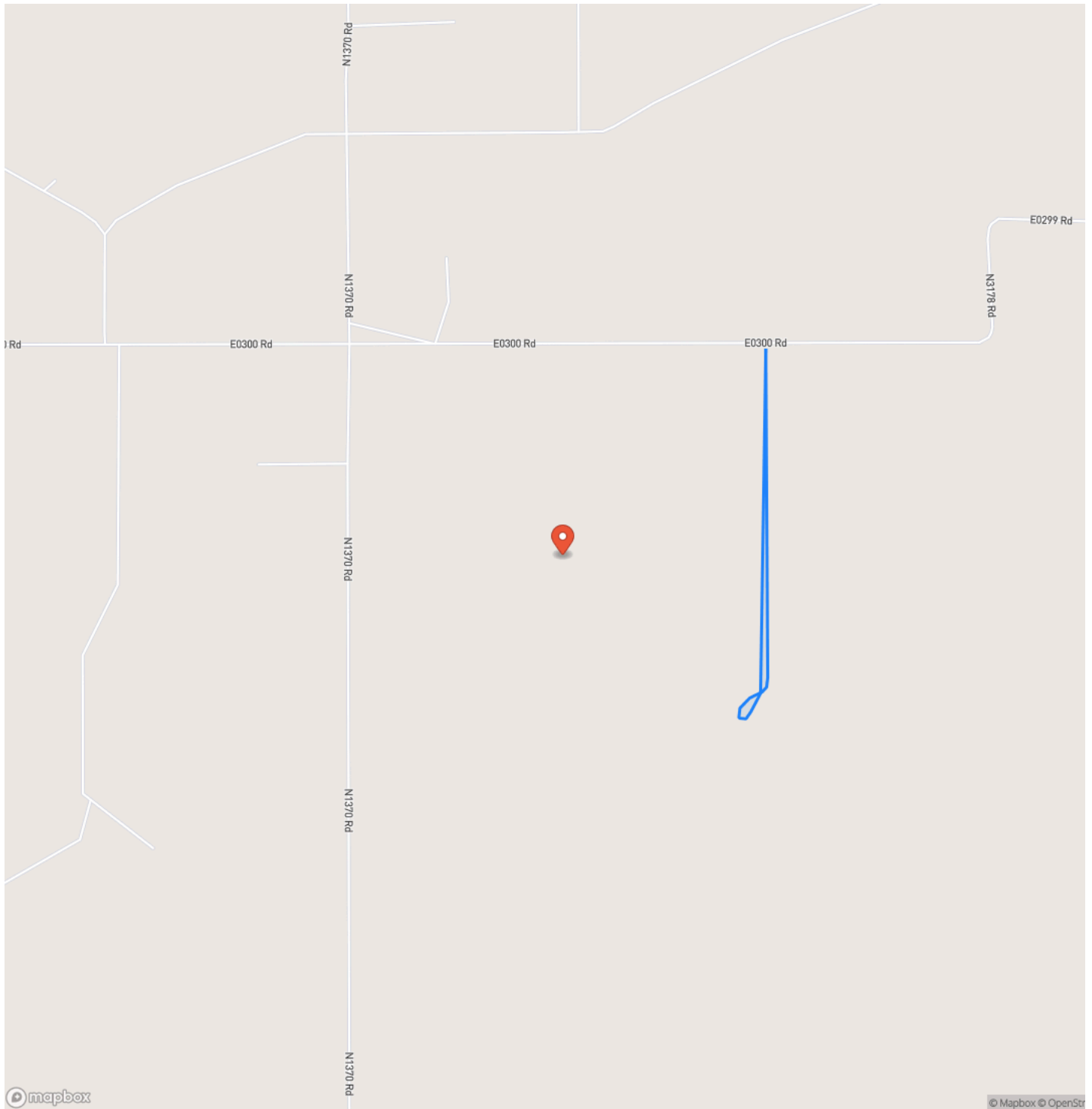
This 160 ± acre tract in Beaver County offers an excellent opportunity for agricultural or grazing use with county road frontage providing easy, year-round access! The property features gently rolling terrain with established terraces that help manage water flow and soil conservation. The property has majority Class 3 soils, Balko Silt Loam and Balko-Oslo Silt Loam. With some additional improvements, this land could be well suited for grazing livestock or agricultural use. Open and accessible, the tract allows for efficient operation with county road frontage on the north and west side. This 160 +/- acre tract provides you with an incredible opportunity to expand your existing operation or to get started! The property is located just 21 +/- minutes from Beaver, OK, 56 +/- minutes from Guymon, OK, and 1 hour and 13 +/- minutes from Woodward, 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.

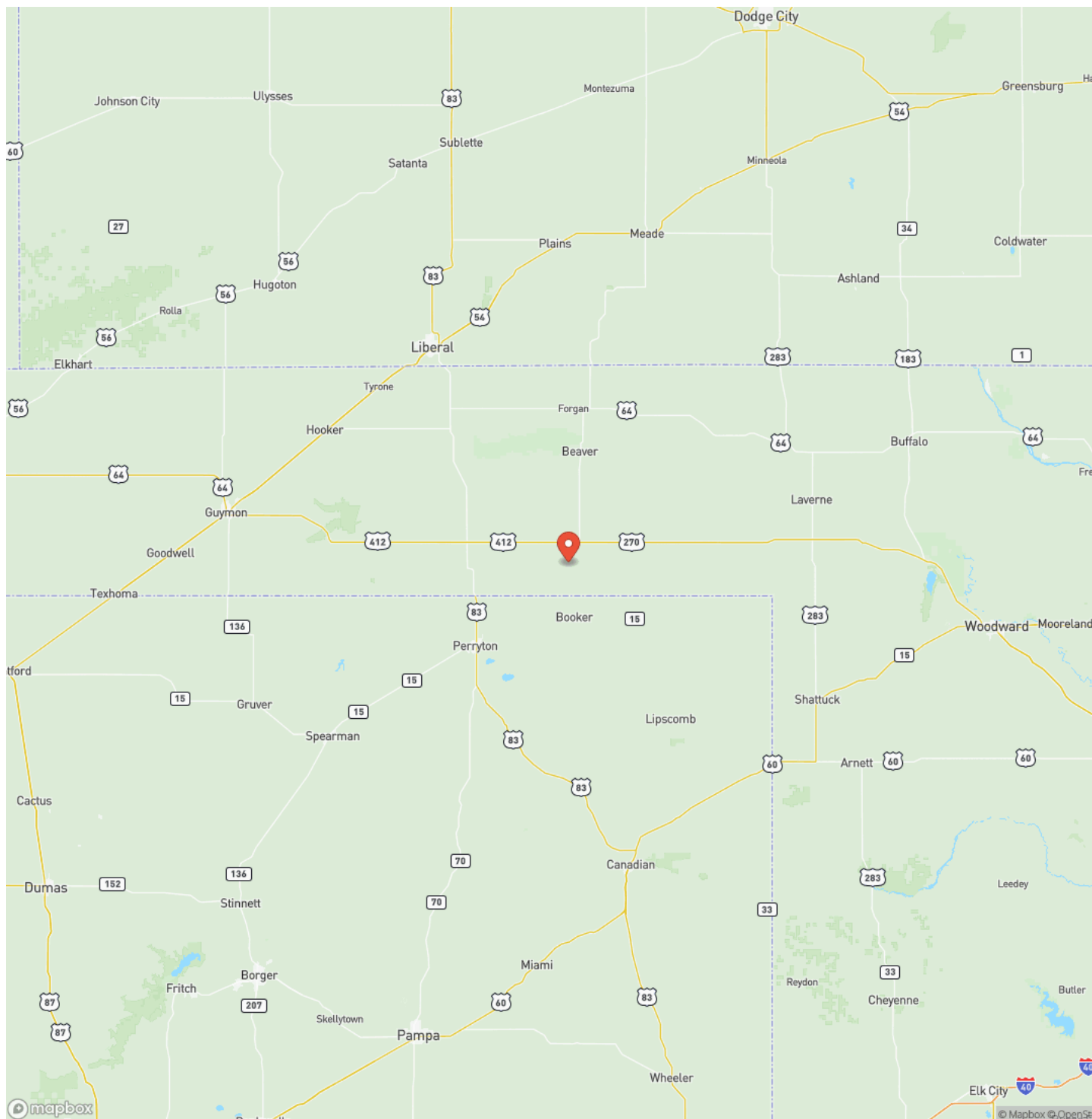
Balko Panhandle Grazing Opportunity
Balko, OK / Beaver County



Locator Map



Locator Map



Satellite Map



Balko Panhandle Grazing Opportunity

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

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

[illegible]

<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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