Balko Panhandle Grazing Opportunity
NS 137 Rd
Balko, OK 73931

$184,000
160± Acres
Beaver County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

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
arrowheadlandcompany.com







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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc 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.

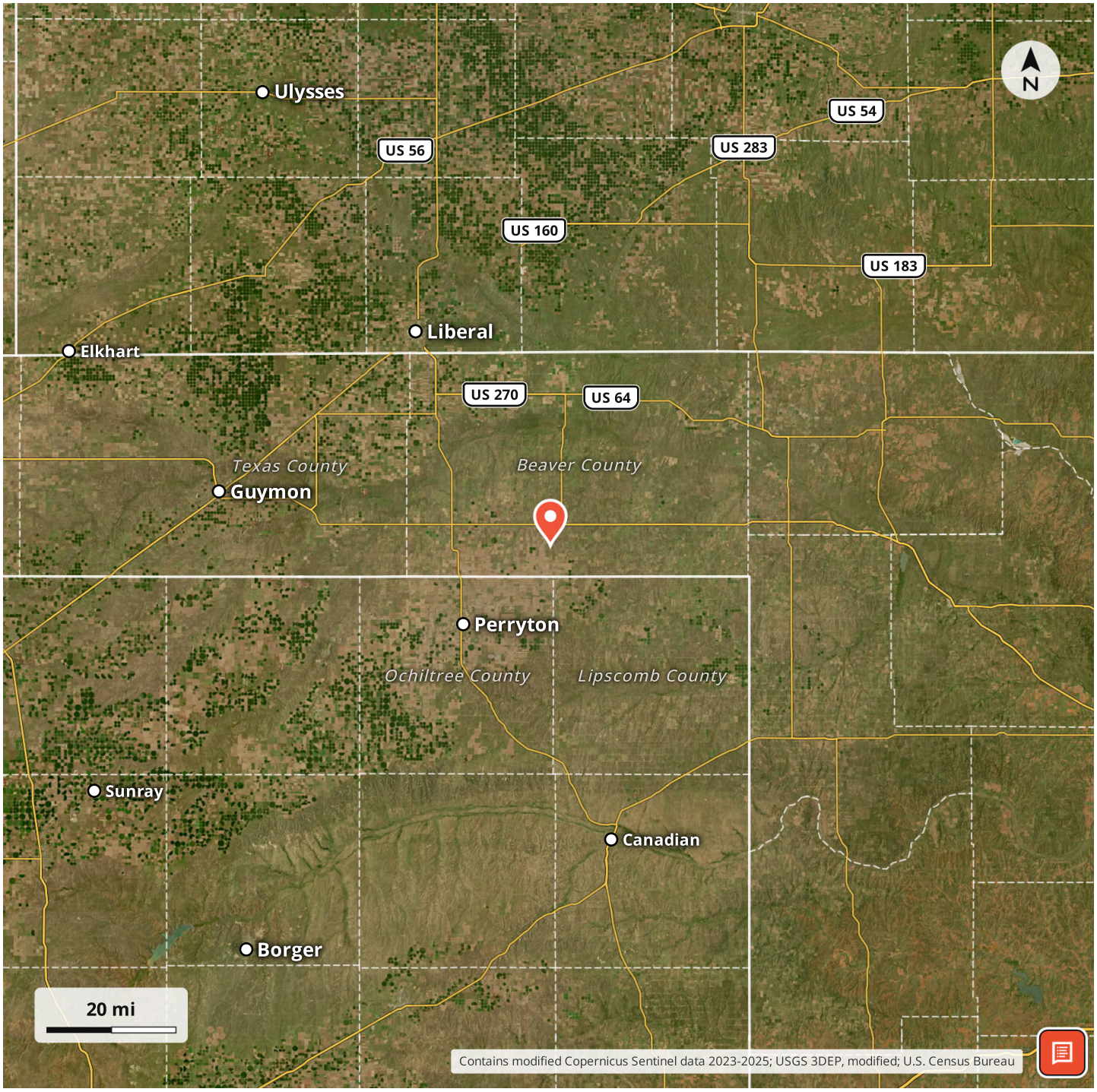
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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








Regional Map



Locator Map

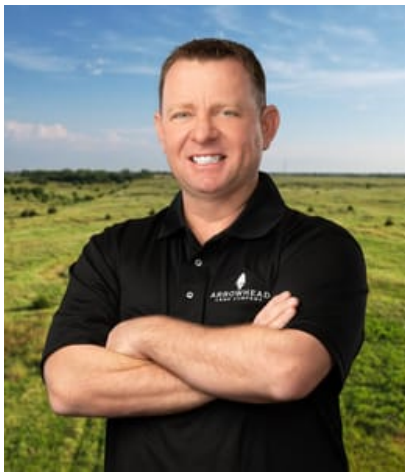

N
Ew-30
Hollow E0300
Hollow N1370
N1370
Panoramic View
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Jared Moyer

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Email
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City / State / Zip
Gage, OK 73843

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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.

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