

**Prime irrigated farm land for sale in
Southern Love County Oklahoma
Leon, OK**

\$1,117,200
399 +/- acres
Love County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Prime irrigated farm land for sale in Southern Love County Oklahoma Leon, OK / Love County

SUMMARY

City, State Zip

Leon, OK

County

Love County

Type

Farms

Latitude / Longitude

33.8507 / -97.4209

Dwelling Square Feet

1096

Bedrooms / Bathrooms

3 / 1

Acreage

399

Price

\$1,117,200

Property Website

<https://moreoftexas.com/detail/prime-irrigated-farm-land-for-sale-in-southern-love-county-oklahoma-love-oklahoma/8078/>



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PROPERTY DESCRIPTION

Approximately 399 acres of fertile farm land for sale in Love County, OK near the town of Leon.

LOCATION: Along Jimtown Road, Grassburr Circle, and N3125 Rd, 1.5 miles southeast of Leon, OK.

WATER: 3 ponds, 2 residential water wells at house, and 3 irrigation wells that serves 2 center pivot irrigation units.

UTILITIES: Electric, water, septic.

WILDLIFE: Whitetail deer, hogs, dove.

MINERALS: There are no mineral rights available, and there is no production on the property.

VEGETATION: Native grasses, large, mature post oak trees around home sight.

TERRAIN: 810 to 770' elevation. Mostly level.

SOILS: Sandy loam.

TAXES: 2019 assessed value is \$26,995. Estimated property taxes \$239

IMPROVEMENTS: 3 bedroom, 1 bath frame house built in 1971 with 1096 square feet. Cattle pens. Grain bins. 2 center pivots, 1 of which we know is inoperable at the time.

CURRENT USE: Cattle and farming.

POTENTIAL USE: Excellent farm land with the potential for hay, small grain crops, grazing, or turf farm.

NEIGHBORS: Similar farm land on all sides of this property.

FENCING: Fair to good barbed wire perimeter and cross fencing.

EASEMENTS: Local electric easement

LEASES: None



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SHOWINGS: By appointment only. Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent.

NOTES: Really nice farm located less than 2 miles from the Red River. Home has not been lived in for more than 10 years, and is in need of repairs and cleaning. Water wells and irrigation equipment have not been used for a long time, but worked at last use. Buyer to verify all information and use their due diligence.

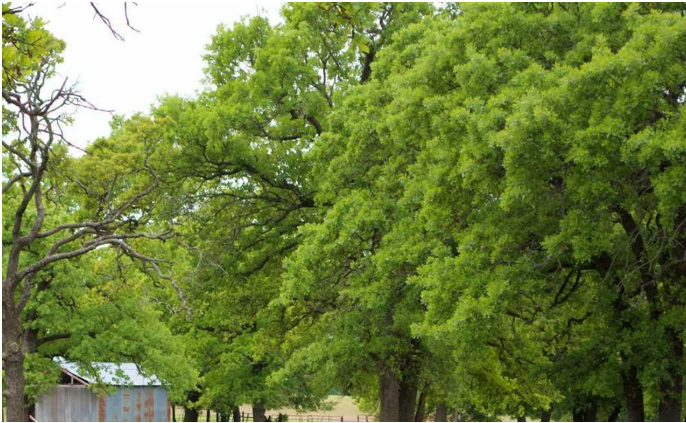


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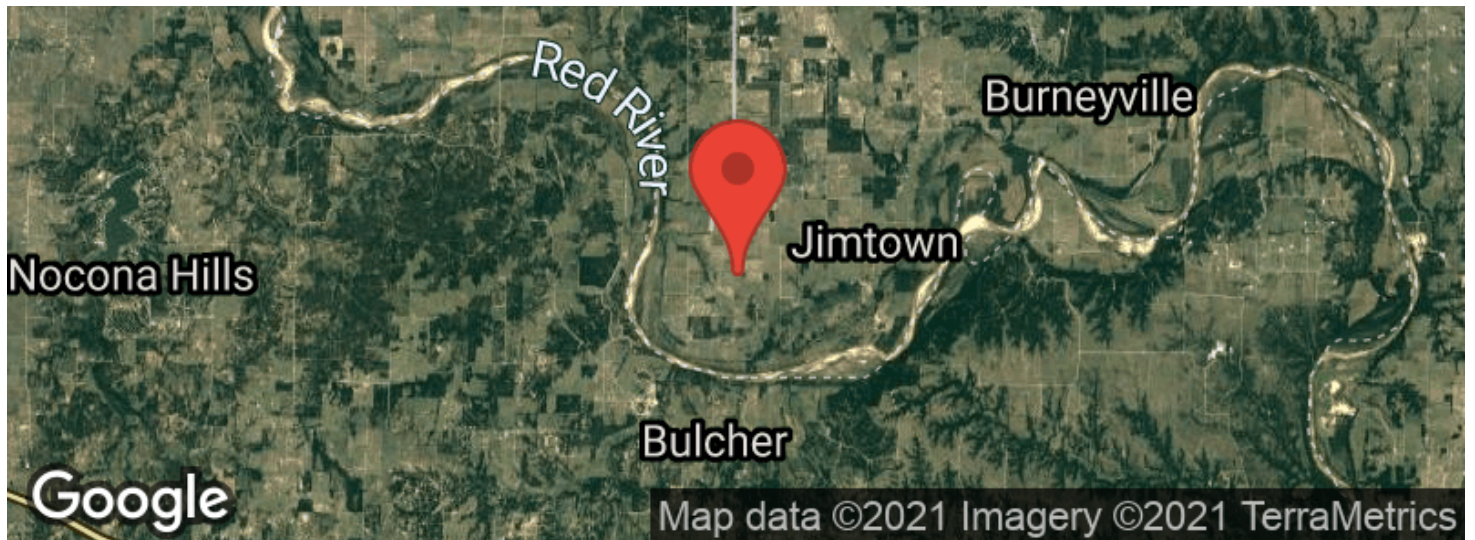
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Locator Maps



Prime irrigated farm land for sale in Southern Love County Oklahoma
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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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.



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