

Southern Oklahoma farm for sale.
15202 River Road
Leon, OK

\$499,000
140 +/- acres
Love County

RIVER ROAD 137
Love County, Oklahoma; 142 AC +/-



**Southern Oklahoma farm for sale.
Leon, OK / Love County**

SUMMARY

Address

15202 River Road

City, State Zip

Leon, OK

County

Love County

Type

Farms, Recreational Land

Latitude / Longitude

33.8502 / -97.4073

Dwelling Square Feet

1728

Bedrooms / Bathrooms

3 / 2

Acreage

140

Price

\$499,000

Property Website

<https://moreoftexas.com/detail/southern-oklahoma-farm-for-sale-love-oklahoma/8077/>



**MOSSY OAK PROPERTIES
OF TEXAS**

Southern Oklahoma farm for sale.
Leon, OK / Love County

PROPERTY DESCRIPTION

Approximately 137 acres of fertile farm land for sale in Love County, OK near the town of Leon.

LOCATION: Intersection of Jimtown Road and South River Road, 1.5 miles southeast of Leon, OK.

WATER: One pond, a residential water well at house, and an irrigation well that serves two 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: 710 to 780' elevation. Mostly level.

SOILS: Teller fine sandy loam.

TAXES: 2019 assessed value is \$10,901. Estimated property taxes \$97

IMPROVEMENTS: 3 bedroom, 2 bath frame house built in 1963 with 1728 square feet. Large shop with slab floor. Metal barn. Cattle pens. Grain bins. 2 center pivots.

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 along road.

LEASES: None



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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MORE INFO ONLINE:

MoreofTexas.com

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Locator Maps



Aerial Maps



Southern Oklahoma farm for sale.
Leon, OK / Love County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Gainesville, TX, 76240

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.



Mossy Oak Properties of Texas
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