

Carter Grazing Opportunity
1220 Rd
Carter, OK 73627

\$165,795
78.95± Acres
Beckham County



Carter Grazing Opportunity
Carter, OK / Beckham County

SUMMARY

Address

1220 Rd

City, State Zip

Carter, OK 73627

County

Beckham County

Type

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

Latitude / Longitude

35.246879 / -99.502518

Acreage

78.95

Price

\$165,795

Property Website

<https://arrowheadlandcompany.com/property/carter-grazing-opportunity/beckham/oklahoma/102434/>



Carter Grazing Opportunity Carter, OK / Beckham County

PROPERTY DESCRIPTION

Located just +/-2 miles from Carter, Oklahoma sits this 78.95+/- acre tract that offers an excellent opportunity for both agricultural use and investment potential in Beckham County. With direct, paved road frontage along State Highway 34, access is convenient and reliable, making it ideal for operators and future improvements alike. The property features predominantly flat, open terrain well-suited for grazing livestock or converting into productive tillable ground. A drainage ditch runs through the center of the property, lined with trees that provide natural cover and habitat for wildlife, adding recreational appeal to the tract. Whether you're looking to expand your current operation, establish a new farm, or invest in a versatile piece of land with strong accessibility, this property is a true blank slate ready for your vision. The property is conveniently located just +/- 11 minutes from Sayre, +/-20 minutes from Elk City, and 1 hour and 56+/- minutes. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Kasen Moran at [\(580\) 225-1918](tel:5802251918).

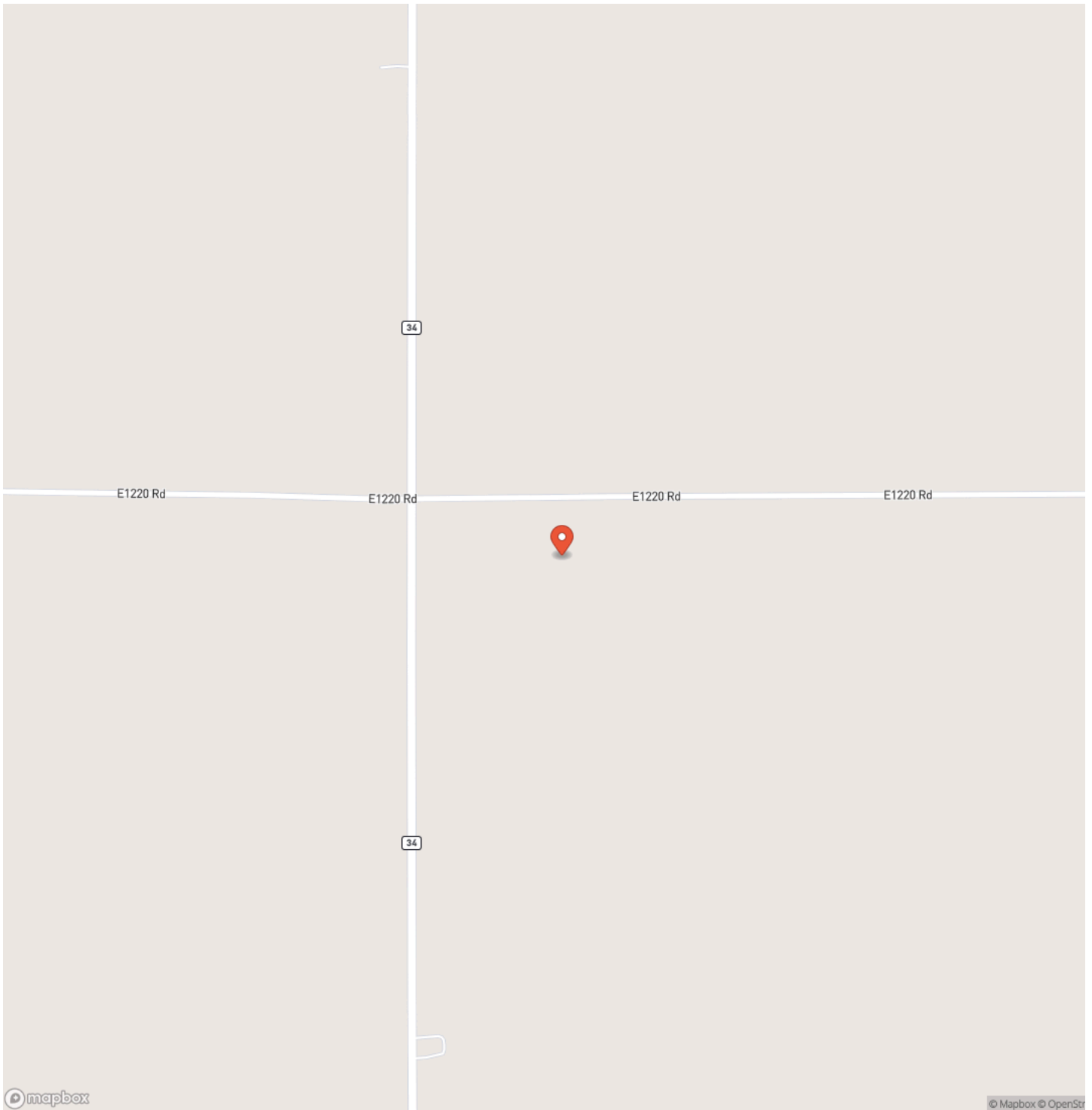
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



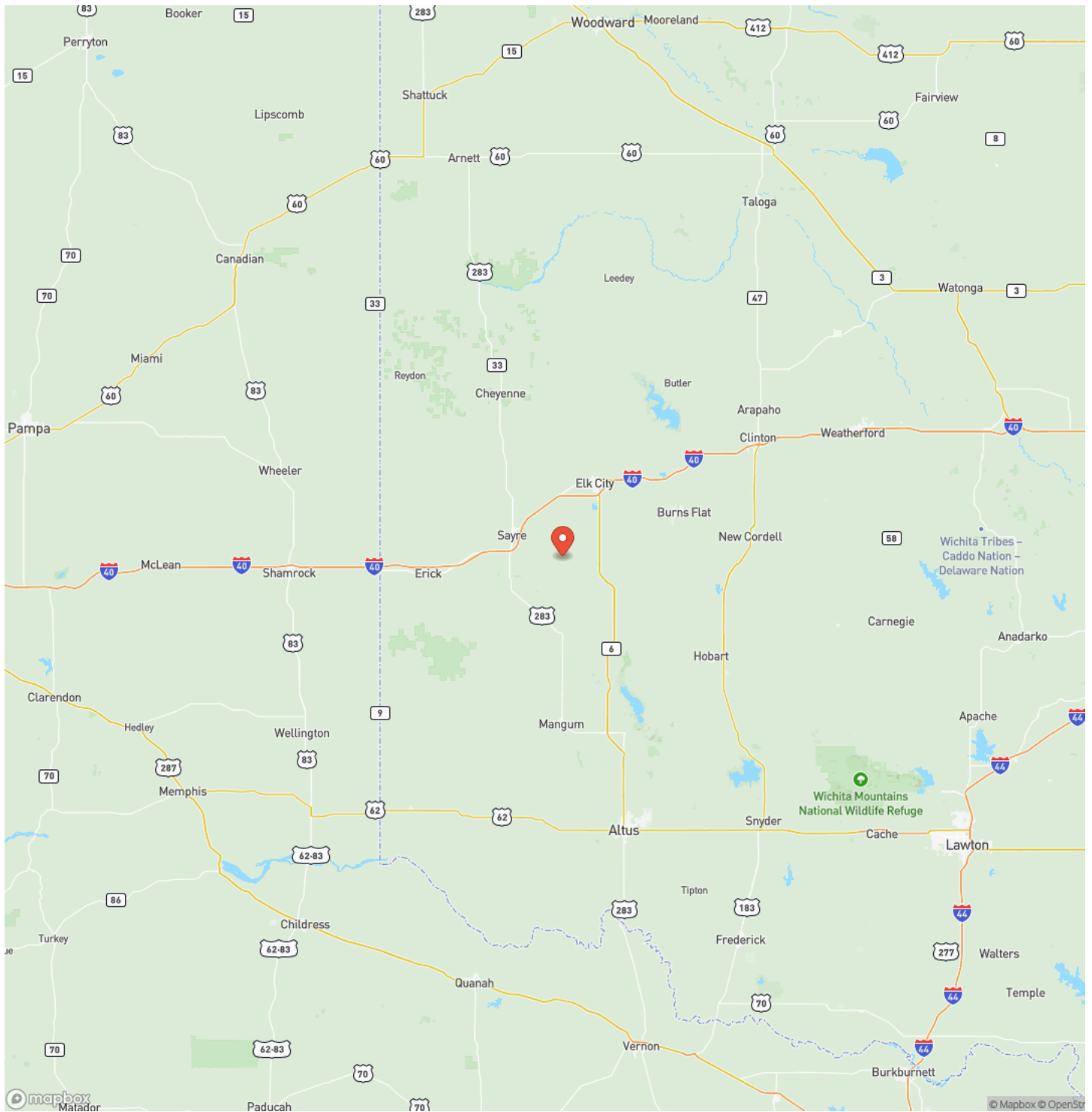
Carter Grazing Opportunity
Carter, OK / Beckham County



Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

