

Carter 290
000 CR
Carter, OK 78627

\$471,250
290± Acres
Beckham County



Carter 290
Carter, OK / Beckham County

SUMMARY

Address

000 CR

City, State Zip

Carter, OK 78627

County

Beckham County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

35.2259 / -99.5275

Taxes (Annually)

573

Acreage

290

Price

\$471,250

Property Website

<https://greatplainslandcompany.com/detail/carter-290-beckham-oklahoma/56476/>



PROPERTY DESCRIPTION

The Carter 290 is a highly productive piece of land that's perfect for raising cattle or starting your own ranching operation. This 290-acre property is well-balanced and ready to work for you. It includes about 155 acres of top-quality, Class 2 tillable soil, which is great for growing crops. The rest of the land is covered in a mix of strong, native grasses and improved grasses like Bermuda and bluestem — perfect for feeding livestock.

On the northeast corner of the property, there's a 30-acre catch trap that comes with a sturdy set of working pens and a barn, giving cattle shelter from the weather. A rural water meter is already installed on the property, and water wells are easy to drill in this area if needed.

Mature shade trees are scattered around the property, giving your livestock a break from the hot Oklahoma sun. There's also over a mile of shelter belts, which are thick rows of trees and brush that attract lots of wildlife. These areas are great for hunting or nature watching, especially since they bring in white-tailed deer, wild turkeys, and quail.

This land has great access too — it's located right on a paved road and is only one mile from the town of Carter, Oklahoma. It's also just a mile from the intersection of State Highways 34 and 55, making it easy to get to and from the property. Nearby farms have established irrigation systems, so turning part of this land into irrigated acres could be a real possibility.

Whether you're looking to farm, raise cattle, or enjoy the outdoors, the Carter 290 has everything you need to succeed.

To schedule a showing of this productive parcel contact Trey Pearcy with Great Plains Land Company at [\(405\) 545-0985](tel:4055450985).

Soil Type Breakdown

159.67 acres (56.01% of total acres) Class 2 Grandfield fine sandy loam 1 to 3 percent slopes

Remaining balance of acreage being class 3 balanced between Dill-Pixlee Complex and Devol loamy sand

1 mile from Carter, Ok

12 miles from Interstate 40

14 Miles from Sayre, OK

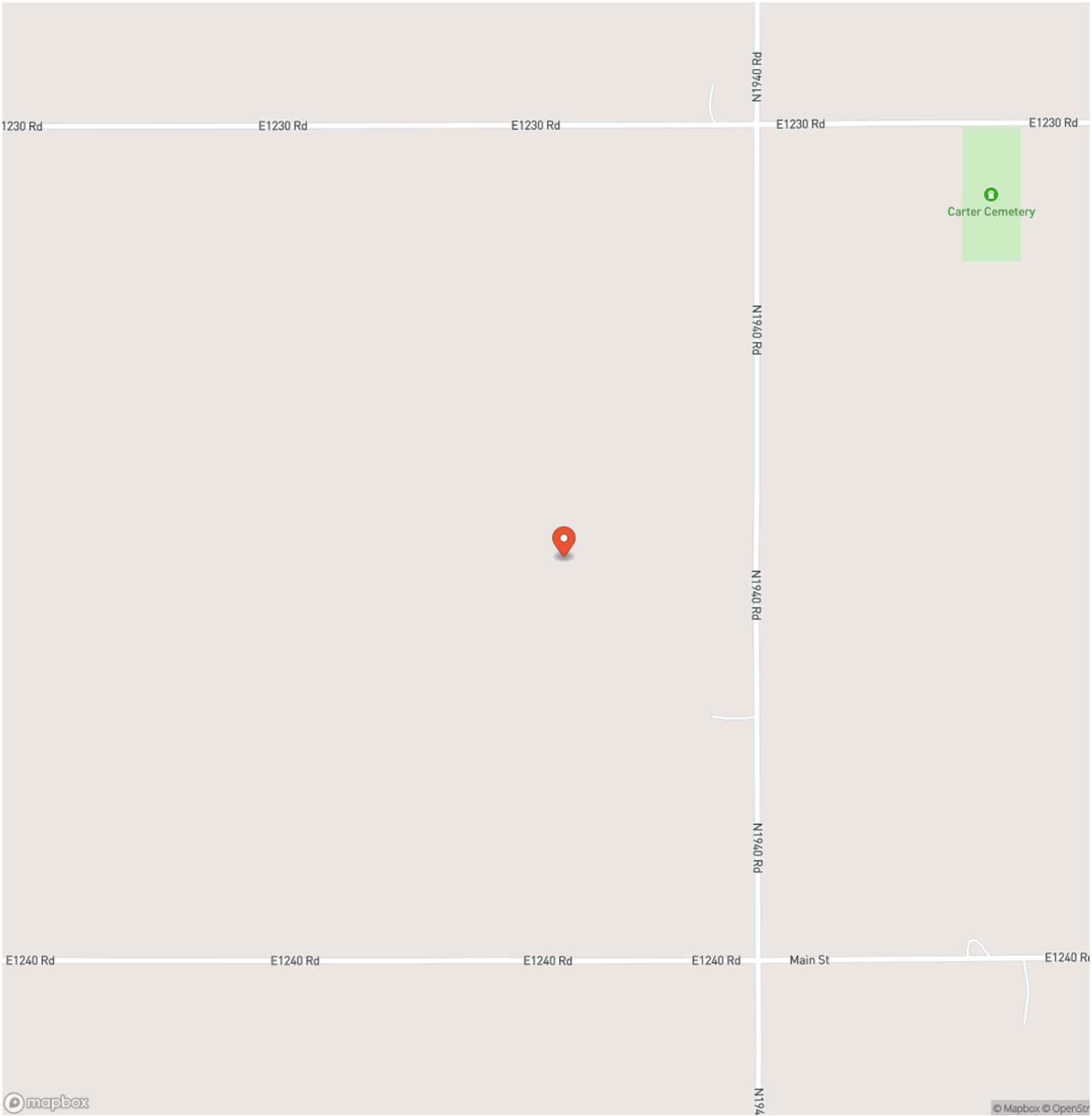
19 miles from Elk City, Ok

25 miles from Mangum, Ok

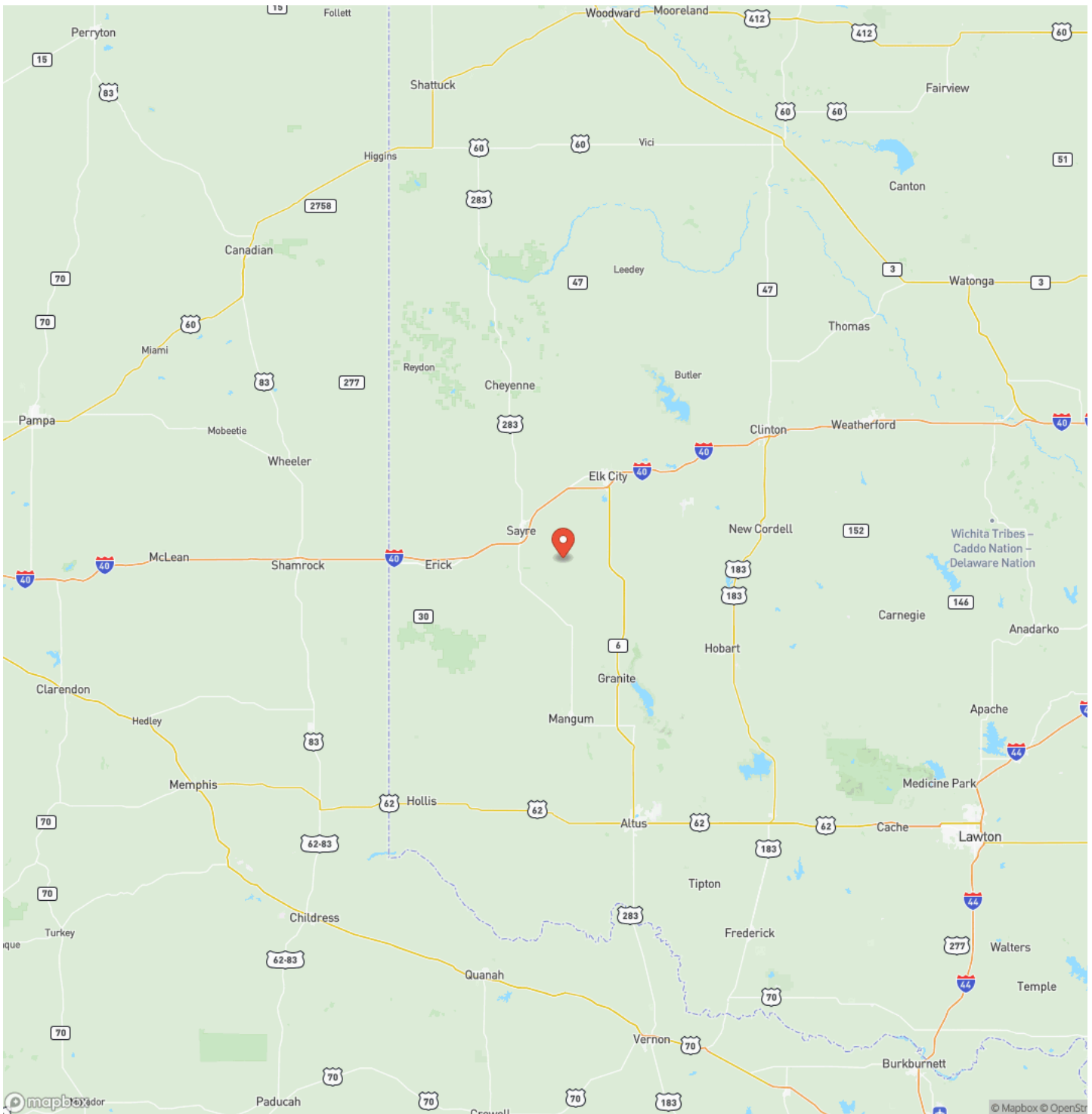
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Percy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

NOTES

This image shows a single 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.



MORE INFO ONLINE:
greatplainslandcompany.com

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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