

North Caddo 160
Hydro, OK 73048

\$452,800
160± Acres
Caddo County



North Caddo 160
Hydro, OK / Caddo County

SUMMARY

City, State Zip

Hydro, OK 73048

County

Caddo County

Type

Ranches, Farms, Hunting Land, Recreational Land

Latitude / Longitude

35.3807 / -98.584

Taxes (Annually)

342

Acreage

160

Price

\$452,800

Property Website

<https://greatplainslandcompany.com/detail/north-caddo-160-caddo-oklahoma/61510/>



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PROPERTY DESCRIPTION

The North Caddo 160 is a well maintained, extremely productive farm with great access! The property rests just a 1/2 of a mile off of State Highway 58 and multiple sites on the property to build on. The property's current lay out is 27+/- acres of class 1 and 2 tillable acres, 111+/- acres of Midland 99 Bermuda Grass, 6.3+/- acres of traps, pens and barn site, with the remaining balance being a live creek with timber and one oil and gas well. This tract of land was well designed with cross fencing and traps to be able to implement rotational grazing. The property's fencing and catch pens are in exceptional shape and are ready for use. Below is the soil type breakdown of the property.

43.91 acres of Ironmound-Nash complex 5-12 percent slopes

38.41 acres of Noble fine sandy loam, 3 to 8 percent slopes

23.57 acres of Grant loam. 3 to 5 percent slopes

21.69 acres of Pulaski fine sandy loam, 0 to 1 percent slopes

12.20 acres of Grant loam, 3 to 5 percent slopes

11.10 acres of Pond Creek silt loam, 0 to 1 percent slopes

9.52 acres of Grant loam. 1 to 3 percent slopes

To schedule a showing of the North Caddo 160 contact Trey Percy with Great Plains Land Company at [\(405\) 545-0985](tel:4055450985)

12 miles from Interstate 40

19 miles from Weatherford, Ok

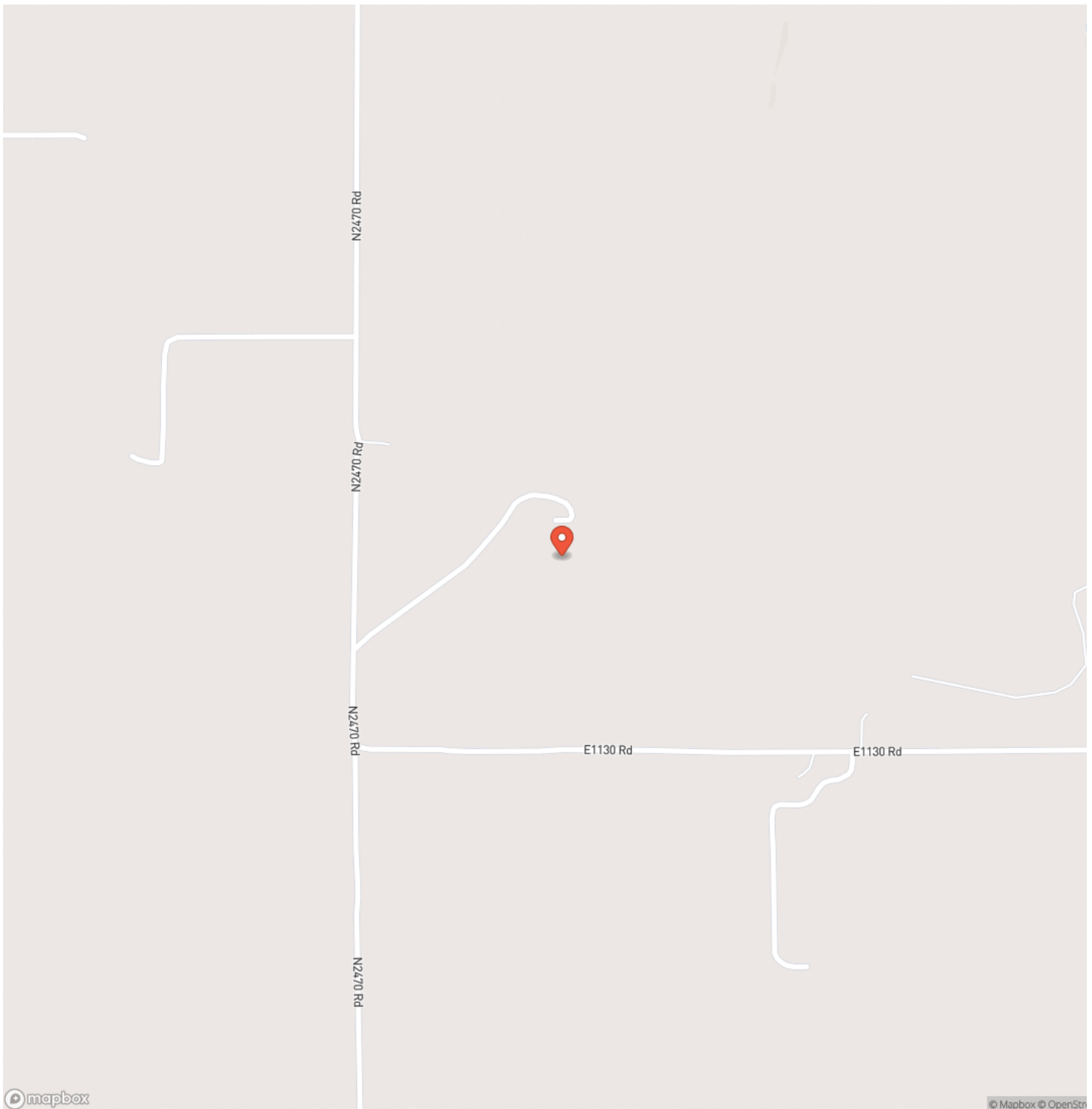
60 miles from Oklahoma City Metro Area

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and 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 Great Plains Land Company.

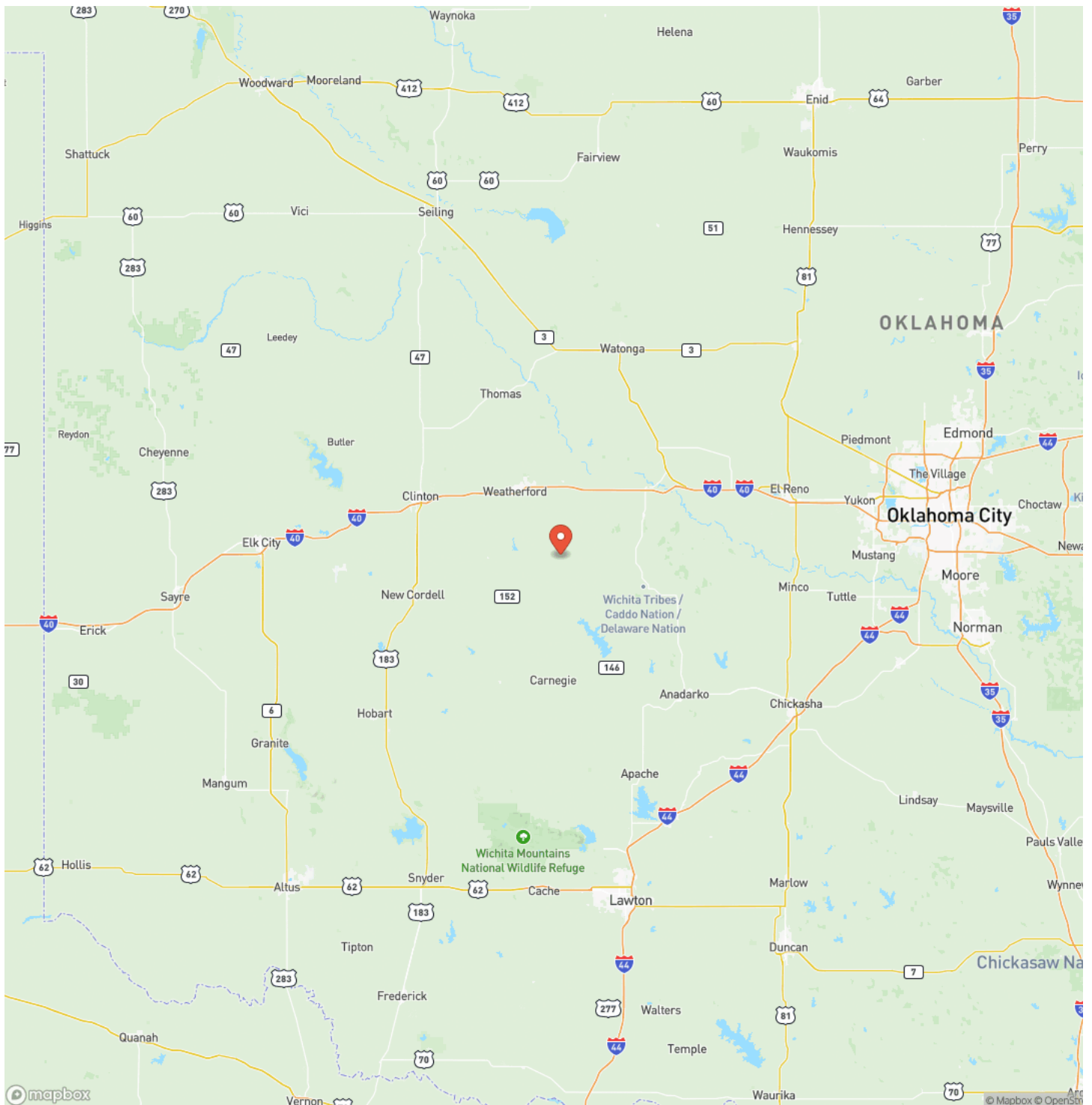




Locator Map



Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



MORE INFO ONLINE:

greatplainslandcompany.com

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LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Pearcy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

Hinton, OK 73047

NOTES



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MORE INFO ONLINE:
greatplainslandcompany.com

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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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