

Sweetwater Homestead
17306 1130 Rd
Sweetwater, OK 73666

\$375,000
17± Acres
Beckham County



Sweetwater Homestead
Sweetwater, OK / Beckham County

SUMMARY

Address

17306 1130 Rd

City, State Zip

Sweetwater, OK 73666

County

Beckham County

Type

Residential Property, Single Family, Horse Property, Recreational Land, Farms, Ranches, Hunting Land

Latitude / Longitude

35.3781 / -99.8926

Dwelling Square Feet

2016

Bedrooms / Bathrooms

3 / 2

Acreage

17

Price

\$375,000

Property Website

<https://greatplainslandcompany.com/detail/sweetwater-homestead-beckham-oklahoma/88016/>



PROPERTY DESCRIPTION

Welcome to the Sweetwater Homestead — a peaceful and spacious 17-acre property that's perfect for anyone looking for a blend of comfort, functionality, and country living. This beautiful piece of land comes with a 2,016-square-foot home that features three bedrooms and two full bathrooms. The open floor plan makes the living space feel bright and inviting, allowing for easy movement between the kitchen, dining area, and living room. Whether you're relaxing with family or hosting friends, this layout is perfect for everyday life and special gatherings alike.

The property is designed with both people and animals in mind. A large 40-foot by 60-foot barn is ready for work or storage, complete with electricity and a solid concrete floor. Several other outbuildings provide even more space for tools, equipment, or hobbies. Around the homestead, you'll find perimeter fencing and cross-fencing, making it easy to separate and rotate pastures. There's also a set of well-built catch pens that make handling livestock efficient and safe.

The 17 acres offer plenty of room for animals to roam, gardens to grow, and dreams to take shape. You'll enjoy the quiet surroundings, the open skies, and the feeling of having your own private piece of the countryside. Whether you're starting a homestead, expanding an existing farm, or simply wanting more space, the Sweetwater Homestead offers the ideal combination of a comfortable home and working land. This is more than just property—it's a lifestyle waiting to be enjoyed.

10 miles from Interstate 40

18 miles from Sayre, Ok

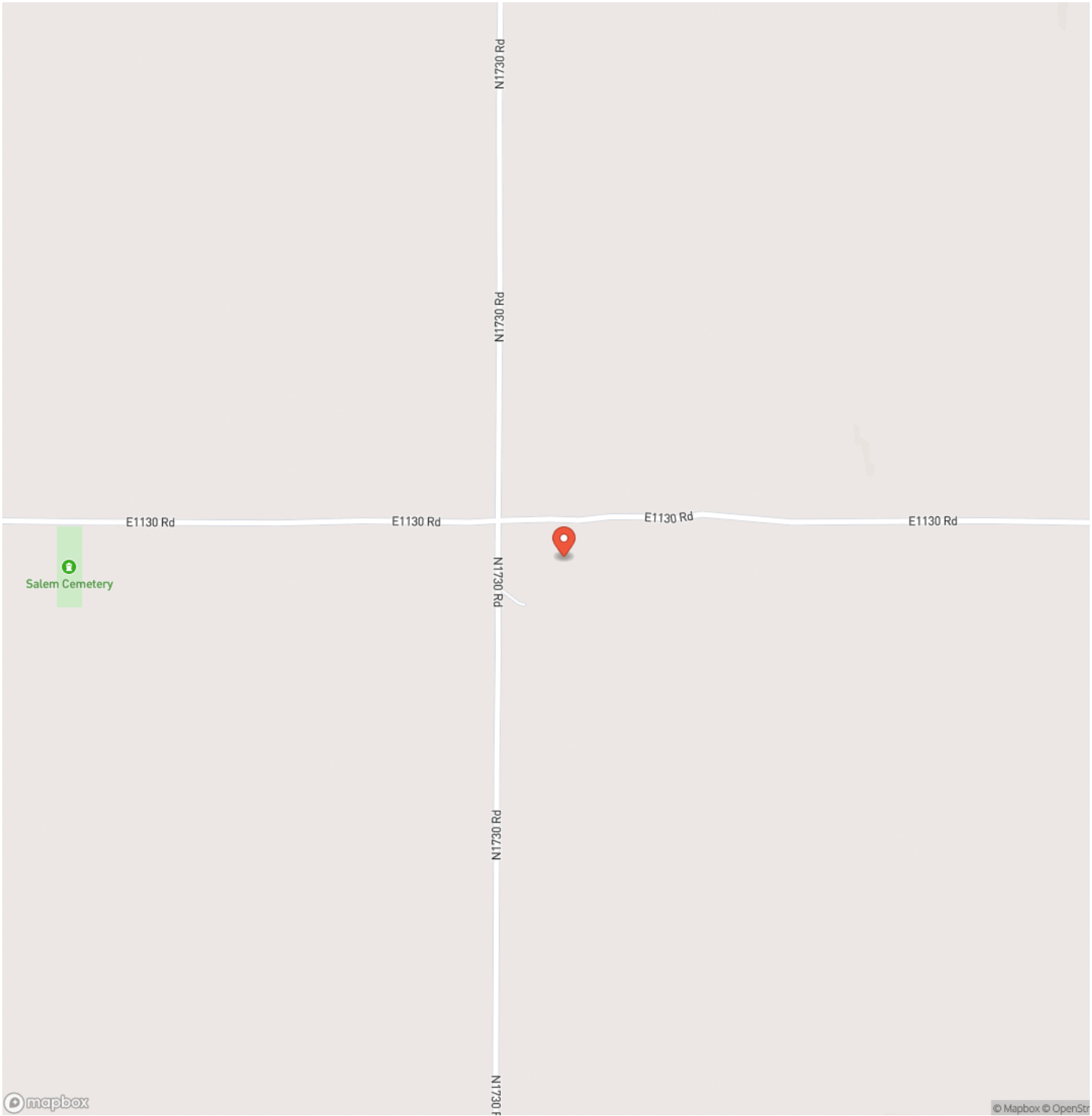
27 miles from Elk City, Ok

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.

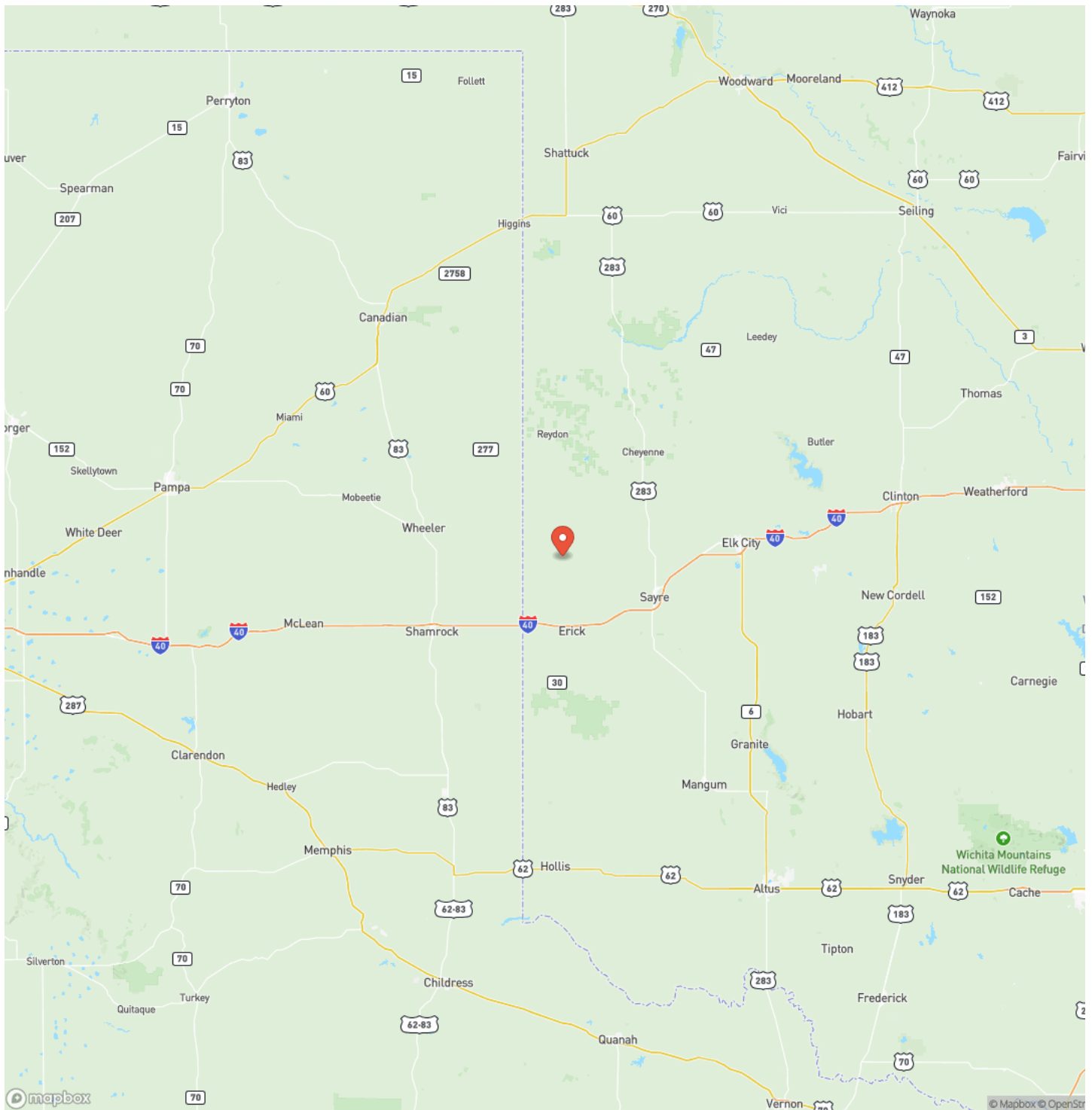
Sweetwater Homestead
Sweetwater, OK / Beckham County



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

[illegible]

[illegible]

MORE INFO ONLINE:
greatplainslandcompany.com

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.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com
