

North Caddo County 160
Lookeba, OK 73053

\$400,000
160± Acres
Caddo County



North Caddo County 160
Lookeba, OK / Caddo County

SUMMARY

City, State Zip

Lookeba, OK 73053

County

Caddo County

Type

Ranches, Farms, Hunting Land, Recreational Land

Latitude / Longitude

35.3484 / -98.4861

Taxes (Annually)

246

Acreage

160

Price

\$400,000

Property Website

<https://greatplainslandcompany.com/detail/north-caddo-county-160-caddo-oklahoma/31424/>



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Lookeba, OK / Caddo County

PROPERTY DESCRIPTION

The North Caddo County 160 is a multi-use track, whether your looking for quality tillable acres, established pastures ready to graze or a great place to get away on the weekend to hunt and explore. This property boasts 65+/- acres of rested tillable soils that grew peanuts, cotton, wheat and sorghum in past years, 95+/- acres of improved and native grasses for grazing and it all is wrapped in great perimeter fencing. There are two water wells on the property one specifically set near the pens to provide water for livestock and the other is an irrigation well that produces 500 gallons per minute, there is also a center-pivot point that has been set for previous irrigation. Electricity is established on the property currently powering the livestock water well and can be utilized on the property. This is a great property that can become what you want from it and is currently setup and turnkey for running cattle and growing small grains.

For more information or to schedule a showing of this property contact Trey Percy with Great Plains Land Company [\(405\) 545-0985](tel:4055450985)

20 minutes to Hinton, OK

20 minutes to Ft. Cobb Reservoir

30 minutes from Weatherford, OK

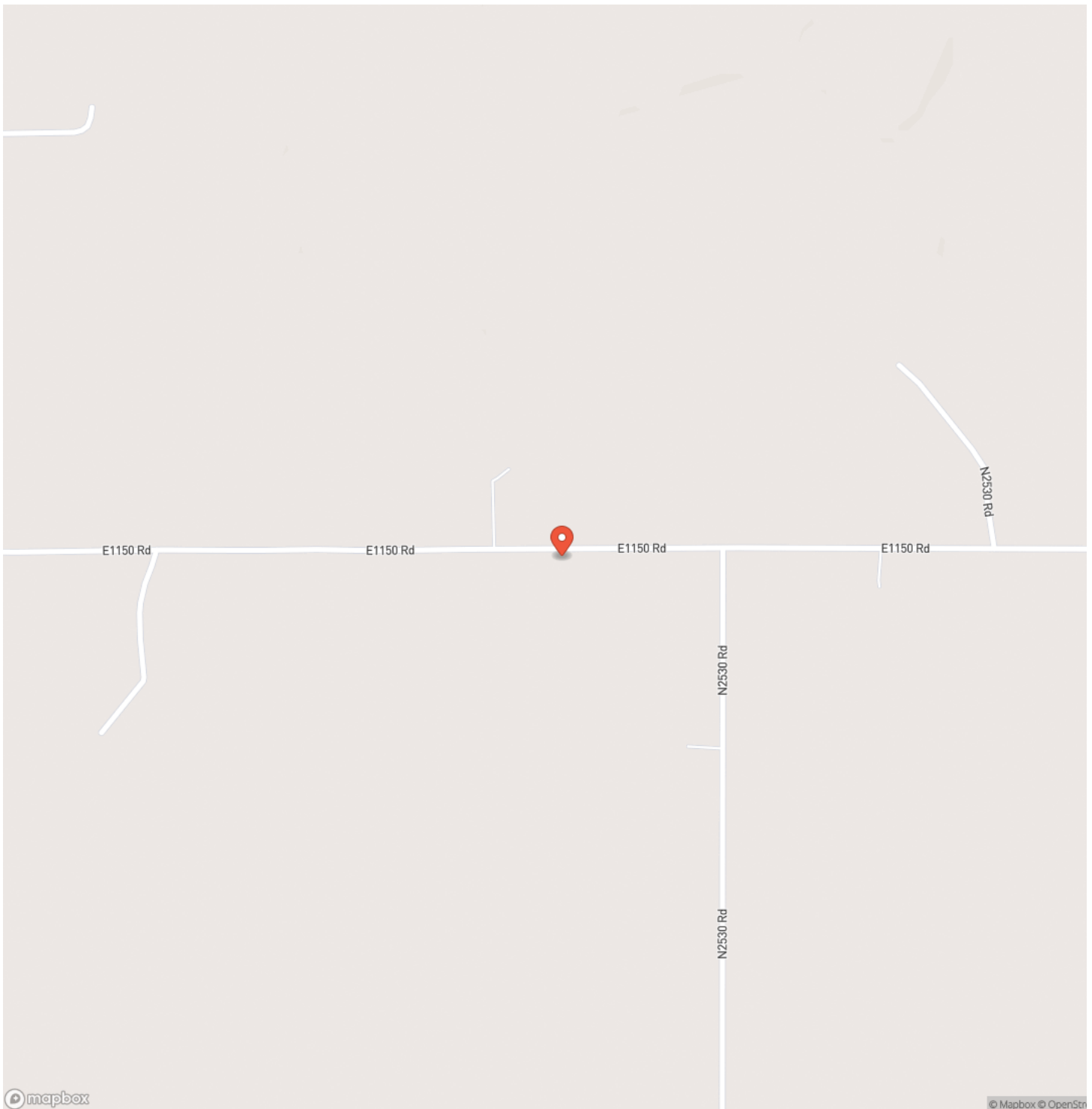
55 minutes to OKC Metropolitan Area

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.

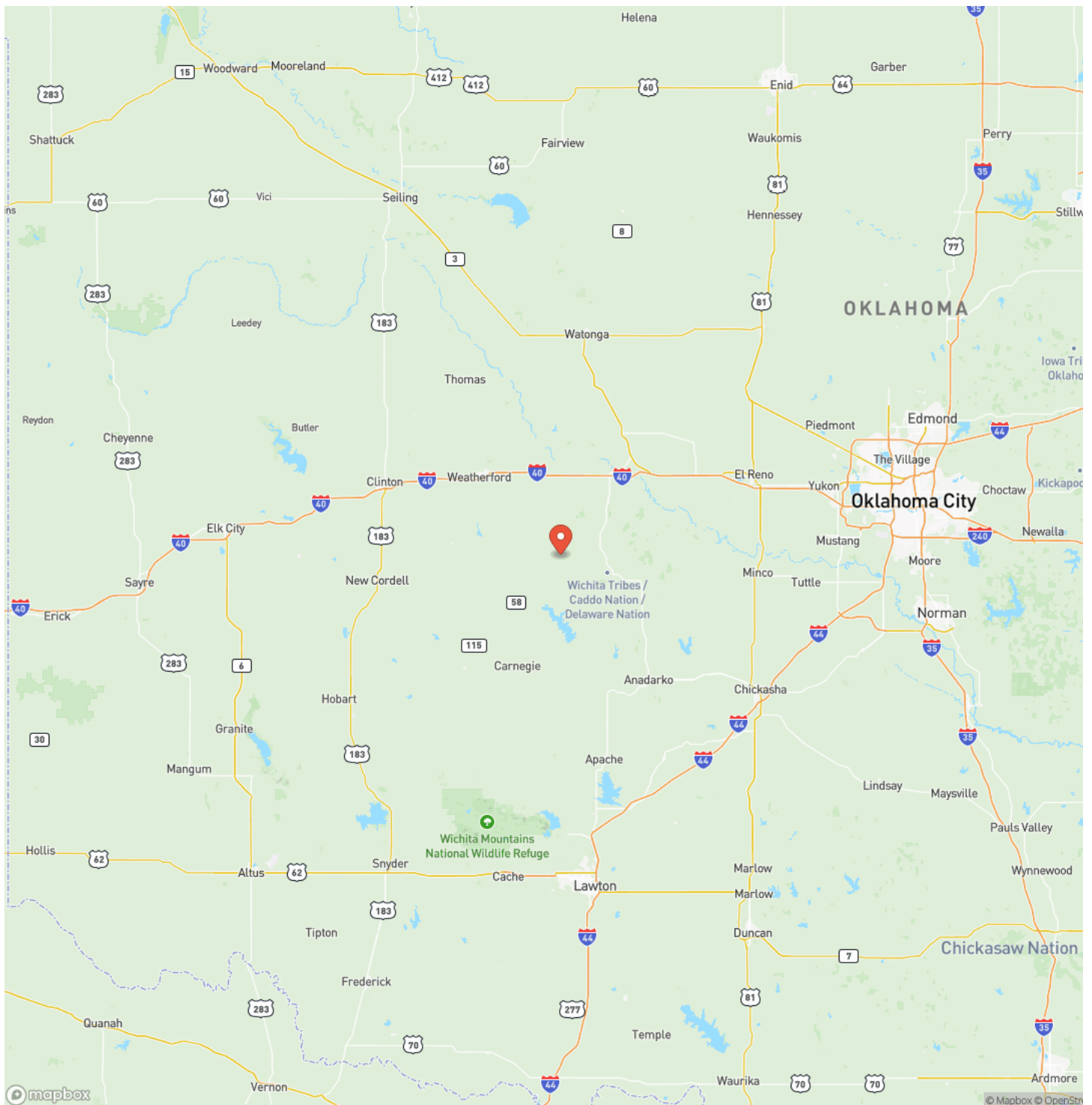




Locator Map



Locator Map



Satellite Map



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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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 CO.

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