

Canadian County 70
164th St NW
Okarche, OK 73762

\$399,000
70± Acres
Canadian County



Canadian County 70
Okarche, OK / Canadian County

SUMMARY

Address

164th St NW

City, State Zip

Okarche, OK 73762

County

Canadian County

Type

Undeveloped Land

Latitude / Longitude

35.63598 / -98.026692

Taxes (Annually)

\$158

Acreage

70

Price

\$399,000

Property Website

<https://www.saltplainsproperties.com/property/canadian-county-70/canadian/oklahoma/82961/>

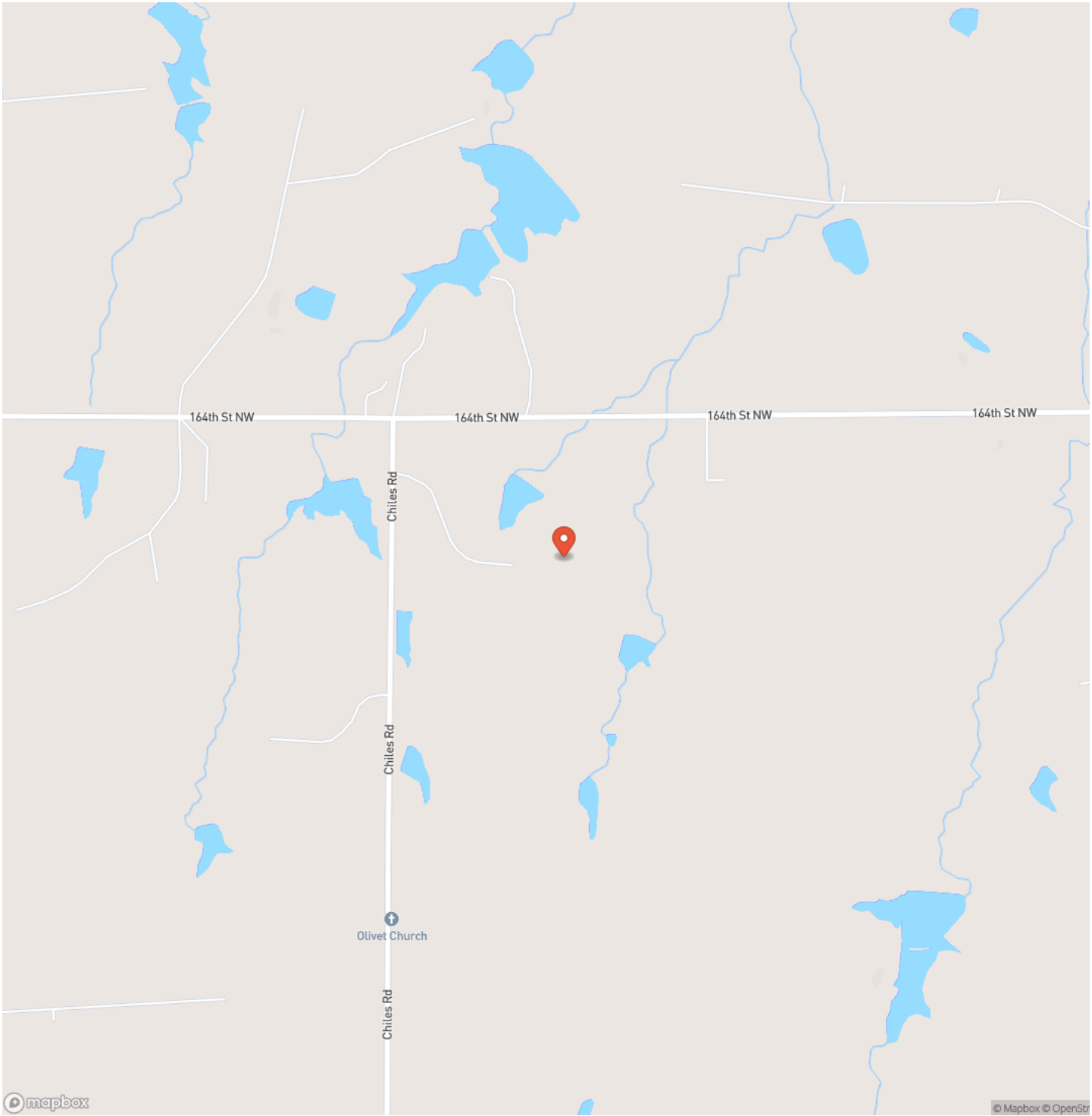


PROPERTY DESCRIPTION

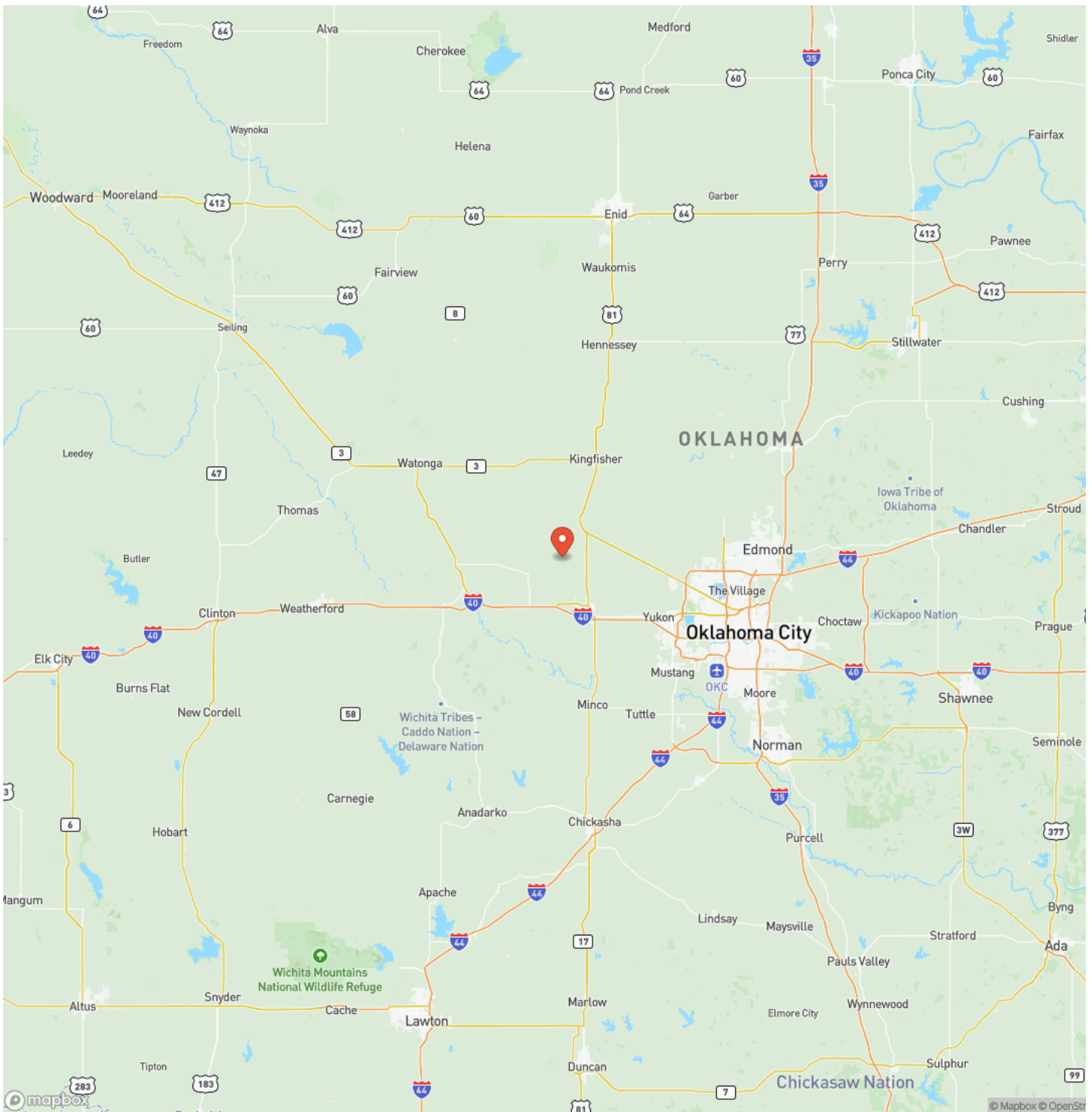
Located just 3.7 miles west of Highway 81, this 70-acre tract in Canadian County is a solid mix of function and opportunity. The property is fully fenced and features three ponds, one is spring fed and has never been dry, making it ideal for running livestock. With county road frontage on both the north and west sides, it offers excellent access and visibility. A current wind lease provides passive income, adding long-term value to your investment. Whether you're expanding your cattle operation or seeking a productive piece of land with income potential, this one is worth a look. Only 10 miles from both El Reno and Okarche, and just 37 miles to downtown Oklahoma City.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brenton Washausen

Mobile

(918) 688-3248

Office

(405) 406-7798

Email

brenton@saltplainsproperties.com

Address

16 E Ayers St

City / State / Zip

Edmond, OK 73034

NOTES

[illegible]

[illegible]

MORE INFO ONLINE:
www.saltplainsproperties.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 the broker or agent is 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, 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.



Salt Plains Properties
16 E Ayers St
Edmond, OK 73034
(405) 406-7798
www.saltplainsproperties.com
