120 acre High Producing Hay & Cattle Farm 11101 N 186 Th St, Garber, OK, 73738 Garber, OK 73738

\$265,000 120± Acres Garfield County









SUMMARY

Address

11101 N 186 Th St, Garber, OK, 73738

City, State Zip

Garber, OK 73738

County

Garfield County

Туре

Farms, Hunting Land, Ranches, Recreational Land, Timberland, Horse Property

Latitude / Longitude

36.509506 / -97.599866

Taxes (Annually)

120

Acreage

120

Price

\$265,000

Property Website

https://www.saltplainsproperties.com/property/120-acre-high-producing-hay-cattle-farm-garfield-oklahoma/66096/









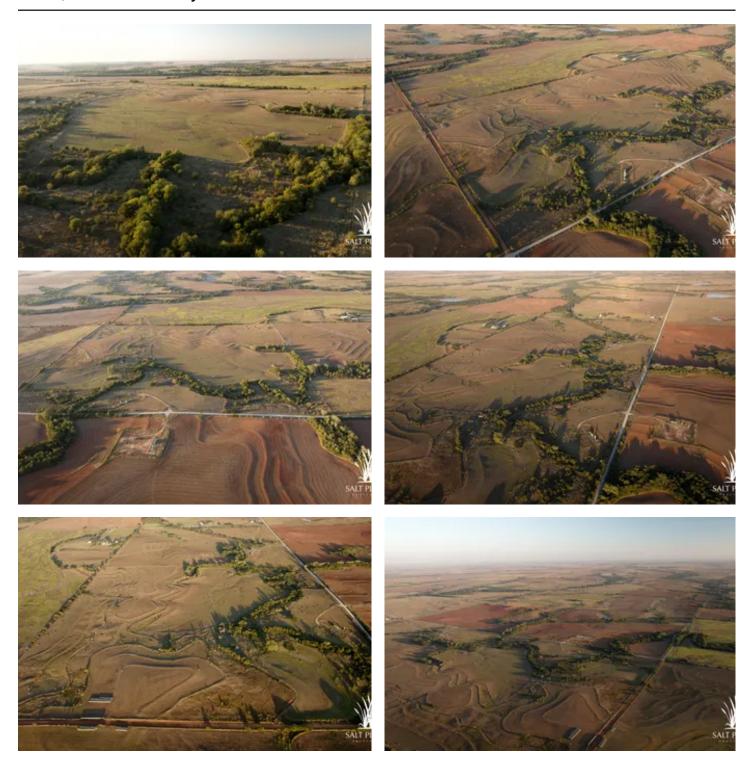
PROPERTY DESCRIPTION

Discover a prime 120-acre property just 5 miles north of Garber, Oklahoma, offering versatility and potential. Conveniently located off Highway 74 with good road frontage on two sides, this parcel boasts excellent accessibility. Currently producing 200 round bales annually, the land demonstrates its agricultural prowess. New fencing surrounds the property, enhancing its value and functionality.

Natural features include a scenic wet weather creek and excellent timber, providing both aesthetic appeal and practical benefits. Multiple build spots offer exciting opportunities for residential or recreational development, with stunning countryside views.

This property combines productive farmland, natural beauty, and development potential. Whether you're an agricultural investor, nature enthusiast, or seeking to build your dream country home, this parcel offers it all. With its strategic location and diverse features, this 120-acre gem represents a solid investment in Oklahoma's rural landscape







LISTING REPRESENTATIVE For more information contact:



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City / State / Zip

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<u>NOTES</u>		



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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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