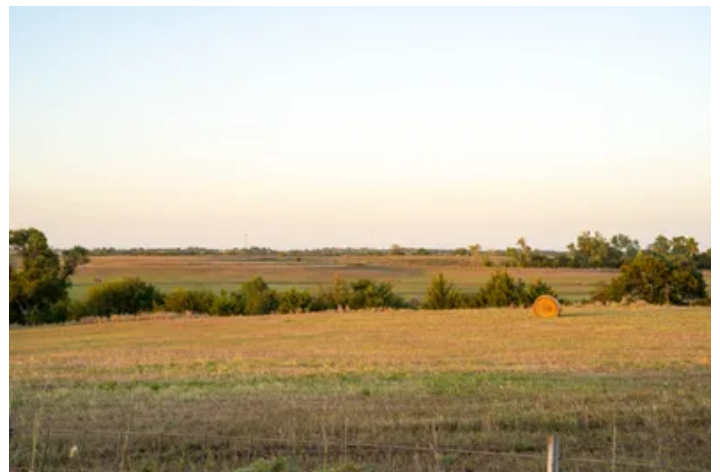


80 acre Hay & Cattle Farm
11101 N 186 Th St, Garber, OK, 73738
Garber, OK 73738

\$199,000
80± Acres
Garfield County



**80 acre Hay & Cattle Farm
Garber, OK / Garfield County**

SUMMARY

Address

11101 N 186 Th St, Garber, OK, 73738

City, State Zip

Garber, OK 73738

County

Garfield County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.509506 / -97.599866

Taxes (Annually)

120

Acreage

80

Price

\$199,000



80 acre Hay & Cattle Farm Garber, OK / Garfield County

PROPERTY DESCRIPTION

Discover an exceptional 80-acre property in Garfield County, Oklahoma, perfectly positioned just 30 minutes from both Enid and Perry, with easy access off Highway 74. This versatile parcel offers the best of both worlds: a productive hay operation currently yielding 200 round bales annually, with the potential for easy conversion to cattle ranching. Well-maintained fencing surrounds the property, ensuring secure containment for livestock and facilitating effective pasture management. A pond on the property provides a valuable water source for livestock or irrigation.

The land's dual-purpose nature allows owners to adapt their focus between hay production and cattle raising, responding to market trends or personal preferences. Adding to its appeal, there's potential for expansion with additional land available for purchase, offering the opportunity to scale operations.

With its strategic location along Highway 74, proven productivity, and adaptable features, this property presents an ideal opportunity for farmers, ranchers, or investors looking to capitalize on Oklahoma's rich agricultural landscape. This Garfield County gem combines rural charm with excellent accessibility, offering a solid investment with potential for immediate returns and long-term growth. Don't miss your chance to own this versatile and productive piece of Oklahoma farmland, with room to grow and the convenience of highway frontage.



**80 acre Hay & Cattle Farm
Garber, OK / Garfield County**



**80 acre Hay & Cattle Farm
Garber, OK / Garfield County**

LISTING REPRESENTATIVE
For more information contact:



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City / State / Zip

Edmond, OK 73034

NOTES

DISCLAIMERS

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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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