

North Caddo County Irrigated Farm
000 N2460 Rd
Colony, OK 73021

\$764,400
156± Acres
Caddo County



North Caddo County Irrigated Farm Colony, OK / Caddo County

SUMMARY

Address

000 N2460 Rd

City, State Zip

Colony, OK 73021

County

Caddo County

Type

Farms, Ranches, Business Opportunity, Undeveloped Land

Latitude / Longitude

35.3737 / -98.6097

Acreage

156

Price

\$764,400

Property Website

<https://greatplainslandcompany.com/detail/north-caddo-county-irrigated-farm--caddo-oklahoma/116351/>



North Caddo County Irrigated Farm Colony, OK / Caddo County

PROPERTY DESCRIPTION

Located in the heart of a highly productive agricultural area of northern Caddo County, this 156± acre farm offers an excellent combination of irrigated cropland, quality tillable acres, livestock infrastructure, and convenient access. Situated just northwest of Eakly and northeast of Colony, Oklahoma, the property is well positioned for an established producer looking to expand an existing operation or an investor seeking productive agricultural ground with valuable improvements already in place.

Of the 156± total acres, approximately 138.29 acres are tillable, providing a substantial amount of productive ground within a single tract. A Valley center pivot provides irrigation to approximately 91 acres and is currently tipped to apply approximately 450 gallons per minute. The ability to irrigate a large portion of the farm adds considerable flexibility to the operation, allowing a producer to better manage moisture during critical stages of the growing season and maximize the productive potential of the property.

The layout of the farm is well suited for efficient agricultural use, with the tillable acreage making up the majority of the property. Whether utilized for a traditional crop rotation, forage production, or incorporated into a larger farming and cattle operation, the combination of irrigated and non-irrigated acreage gives the next owner several options for putting the land to work.

In addition to the farming improvements, the property is equipped with a stock well and a set of catch corrals, making it functional for cattle and providing additional versatility beyond crop production. These improvements create opportunities for seasonal grazing, livestock handling, or integration into an existing cow-calf or stocker operation.

Access is another strong feature of the property. Approximately three-quarters of a mile of blacktop frontage runs along the eastern side, providing convenient year-round access for farm equipment, trucks, livestock trailers, and other agricultural traffic. The extensive road frontage also makes reaching different portions of the farm straightforward and efficient.

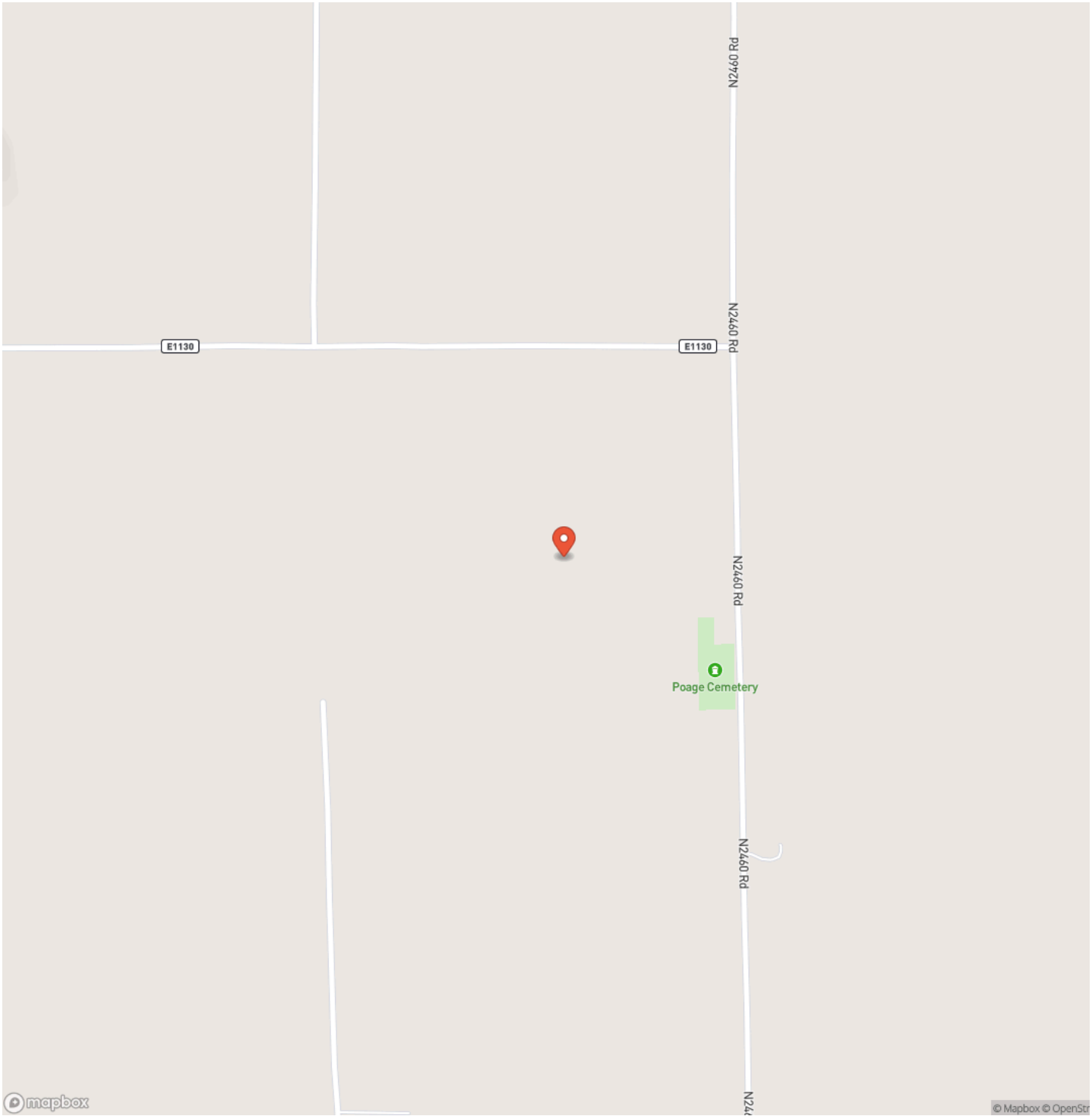
Productive farms with irrigation infrastructure, a high percentage of tillable acreage, livestock improvements, and paved access are increasingly difficult to find in one package. With 156± acres, approximately 138.29 tillable acres, 91 MOL irrigated acres under a Valley center pivot, a stock well, catch corrals, and excellent blacktop frontage, this northern Caddo County property offers the improvements and versatility needed for a productive agricultural operation. Its location between Eakly and Colony places it in a strong farming and cattle-producing area of western Oklahoma and makes this an opportunity well worth considering.



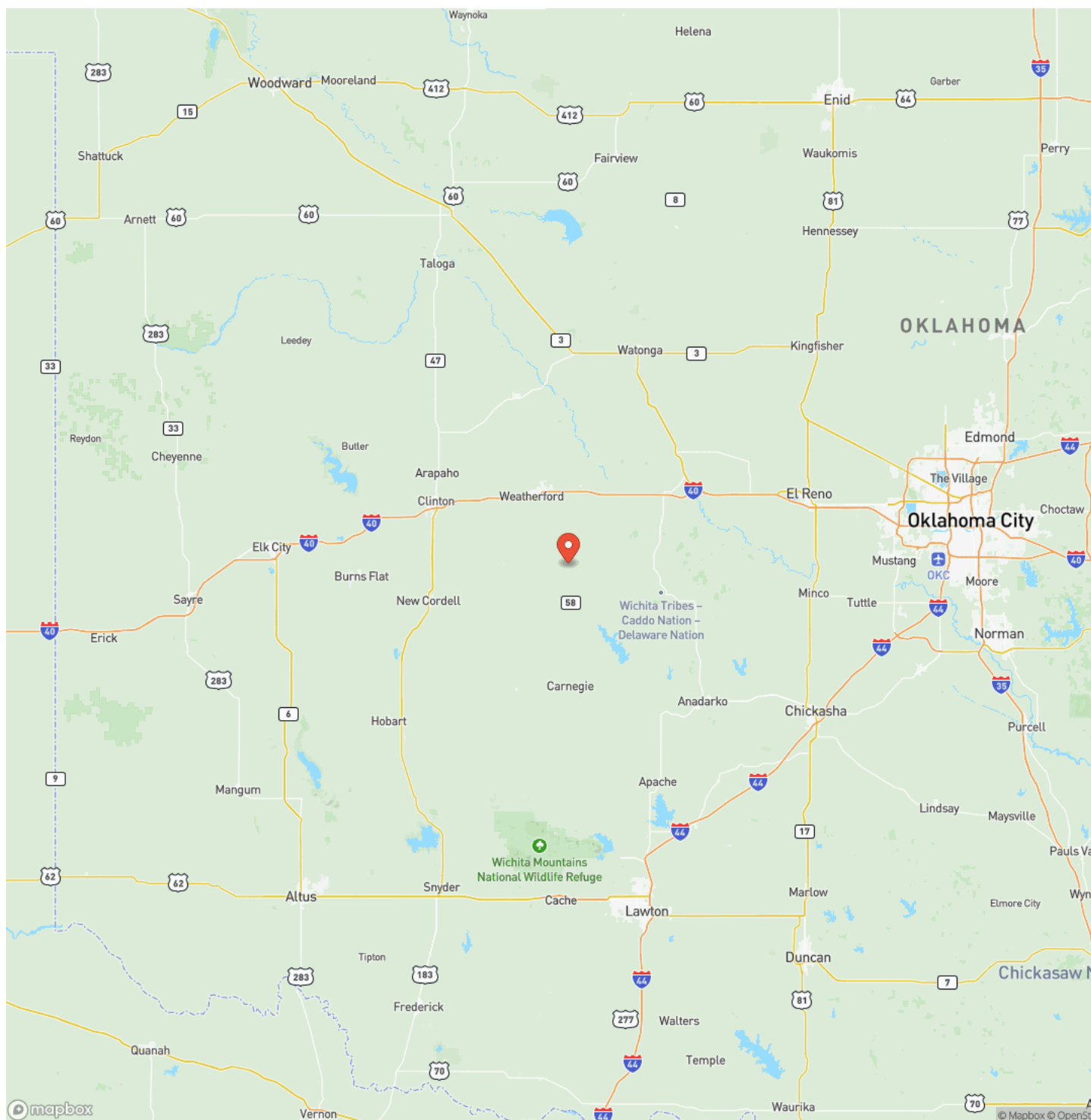
North Caddo County Irrigated Farm
Colony, OK / Caddo County



Locator Map



Locator Map



Satellite Map



North Caddo County Irrigated Farm Colony, OK / Caddo County

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on its right side, suggesting it's resting on a surface.

[illegible]

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
<https://greatplainslandcompany.com/>

