

Carter, Ok 45
000 State Highway 54
Carter, OK 73627

\$121,500
45± Acres
Beckham County



Carter, Ok 45
Carter, OK / Beckham County

SUMMARY

Address

000 State Highway 54

City, State Zip

Carter, OK 73627

County

Beckham County

Type

Farms, Ranches, Undeveloped Land, Lot, Business Opportunity

Latitude / Longitude

35.211 / -99.5024

Acreage

45

Price

\$121,500

Property Website

<https://greatplainslandcompany.com/detail/carter-ok-45-beckham-oklahoma/112518/>



PROPERTY DESCRIPTION

45± Acres Inside Carter City Limits - Highway 34 Frontage

Land like this doesn't come up for sale very often. It's not every day you find 45 acres sitting right inside city limits, especially land that's flat, easy to get to, and ready for almost anything you want to do with it. Maybe you're ready to build or farm right away. Maybe your plans are still years off. Either way, this piece of ground gives you plenty of room to work with and a spot that's tough to beat.

This 45± acre property sits inside the city limits of Carter, Oklahoma, in Beckham County. It runs right along State Highway 34, so you get direct highway access. That means it's simple to reach no matter where you're coming from in the area.

Most of the land is dryland tillable acreage, and it's been taken care of well over the years. The ground is nearly level, which makes it easy to farm right now. It also makes a solid starting point if you ever want to use the land for something else down the road. Whether you keep farming it or decide to try something new later, the flat layout and great location leave plenty of doors open.

One of the best things about this property is that electricity already runs along two sides of the land. That's a big deal. Having power close by can save you real time and money if you ever decide to build or add improvements. On top of that, this part of Carter looks like a natural spot for future growth. As the town keeps changing, land like this - with size, location, and easy access all rolled into one - gets harder and harder to find.

Because the land is so open, you get a clean slate to work with. There are no steep hills or rough terrain getting in your way, so it's easy to picture just about any use for the space. You'll also enjoy wide, sweeping views of western Oklahoma, colorful sunrises and sunsets, and plenty of room to spread out, all while staying just minutes from everything Carter has to offer.

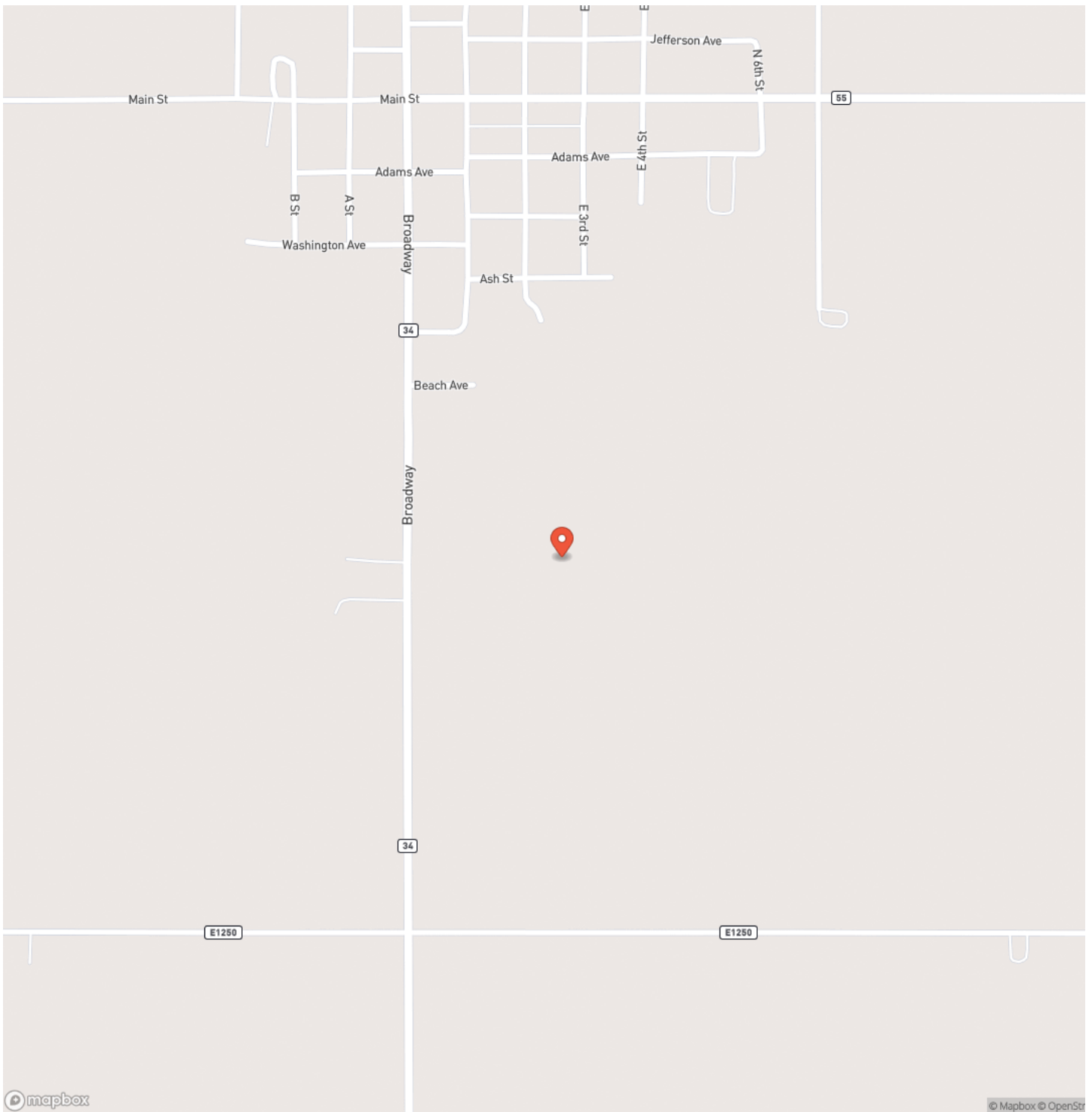
Whether you're searching for good farmland, a smart long-term investment, or a property with real room to grow, this tract checks a lot of boxes. Big pieces of land inside city limits, with highway frontage, available power, and level ground, just don't show up often in western Oklahoma. This 45± acre property brings all of that together in one great piece of land that's ready for whatever comes next.

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property 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.

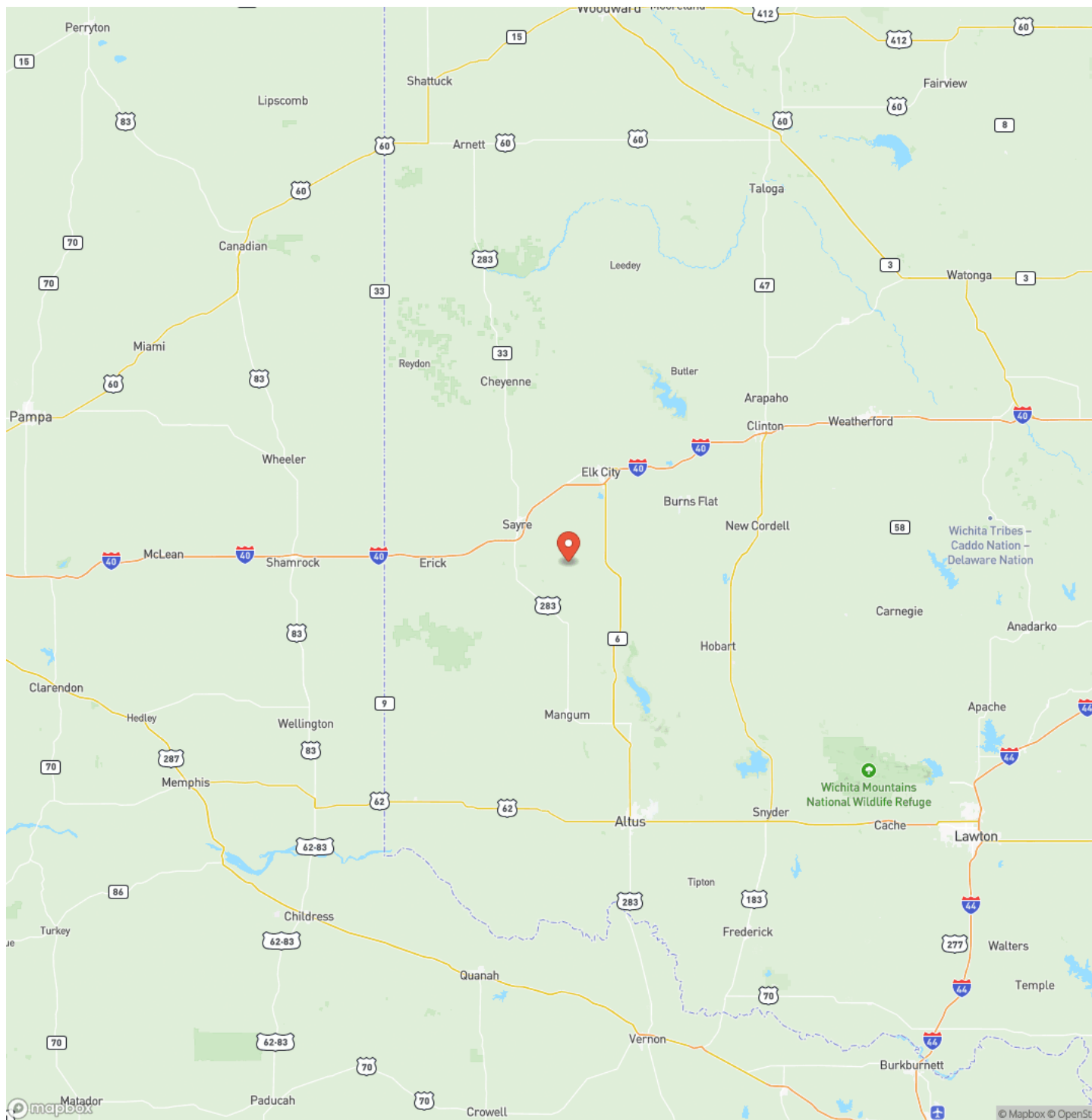




Locator Map



Locator Map



Satellite Map



Carter, Ok 45
Carter, OK / Beckham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Percy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

NOTES



MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

