

North Caddo County Tillable 80
000 State Highway 58
Eakly, OK 73033

\$336,000
80± Acres
Caddo County



North Caddo County Tillable 80
Eakly, OK / Caddo County

SUMMARY

Address

000 State Highway 58

City, State Zip

Eakly, OK 73033

County

Caddo County

Type

Farms, Ranches

Latitude / Longitude

35.3518 / -98.5682

Acreage

80

Price

\$336,000

Property Website

<https://greatplainslandcompany.com/detail/north-caddo-county-tillable-80-caddo-oklahoma/116194/>



North Caddo County Tillable 80 Eakly, OK / Caddo County

PROPERTY DESCRIPTION

80± Productive Acres | Northern Caddo County | Eakly, Oklahoma

Located just north of Eakly, Oklahoma, this **80± acre farm offers highly productive agricultural ground, excellent access, and valuable water infrastructure in northern Caddo County**. Situated directly along **State Highway 58**, the property features approximately **one-half mile of highway frontage**, providing outstanding year-round accessibility for farming equipment, trucks, livestock operations, or future improvements.

The foundation of this property is its **extremely fertile and productive soils**. This farm has demonstrated strong agricultural production over many years and offers the type of ground that producers throughout western Oklahoma continually seek. The combination of quality soils, relatively open and workable acreage, and convenient highway access makes the property well suited for continued crop production and a variety of agricultural uses. Whether added to an existing farming operation or purchased as a stand-alone agricultural investment, these 80± acres provide an opportunity to own productive land in an area with a long history of farming.

Water infrastructure adds another important element to the property. A **stock well** is located on the farm, providing an existing water source for agricultural or livestock purposes. In addition, the property features a **drilled irrigation well**. The irrigation well is currently **inactive and does not have a pump installed**, but the existing well provides a potential starting point for a buyer interested in investigating future irrigation opportunities. Any buyer should independently verify the well's current condition, capacity, permitting, and suitability for their intended use.

Access is one of the farm's strongest attributes. With approximately **0.5 mile of frontage directly on State Highway 58**, getting equipment, trucks, and machinery in and out of the property is straightforward. Highway frontage also provides long-term versatility that many agricultural properties simply do not offer. Its location just north of Eakly places the farm within an established agricultural region while maintaining convenient access to surrounding communities and regional markets.

For an established producer, this property represents an opportunity to add **80 contiguous acres of quality farmland** to an existing operation. For an investor, it offers a tangible agricultural asset backed by productive soils, highway frontage, and water infrastructure. The manageable 80-acre size may also appeal to buyers looking to establish their first farm or expand their land holdings without taking on a significantly larger tract.

Quality agricultural land is ultimately measured by its ability to produce, its accessibility, and the infrastructure already in place. This northern Caddo County property checks each of those boxes. **Proven production, fertile soils, approximately one-half mile of State Highway 58 frontage, an existing stock well, and a previously drilled irrigation well** combine to create a well-rounded agricultural property with both immediate utility and long-term potential.

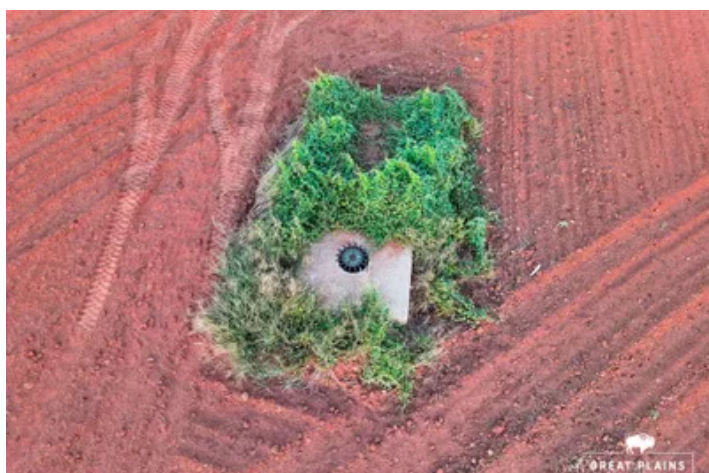
If you are looking for **high-quality, productive farmland in northern Caddo County**, this 80± acre tract deserves serious consideration. Continue farming it as productive cropland, incorporate it into a larger agricultural operation, or hold it as a long-term



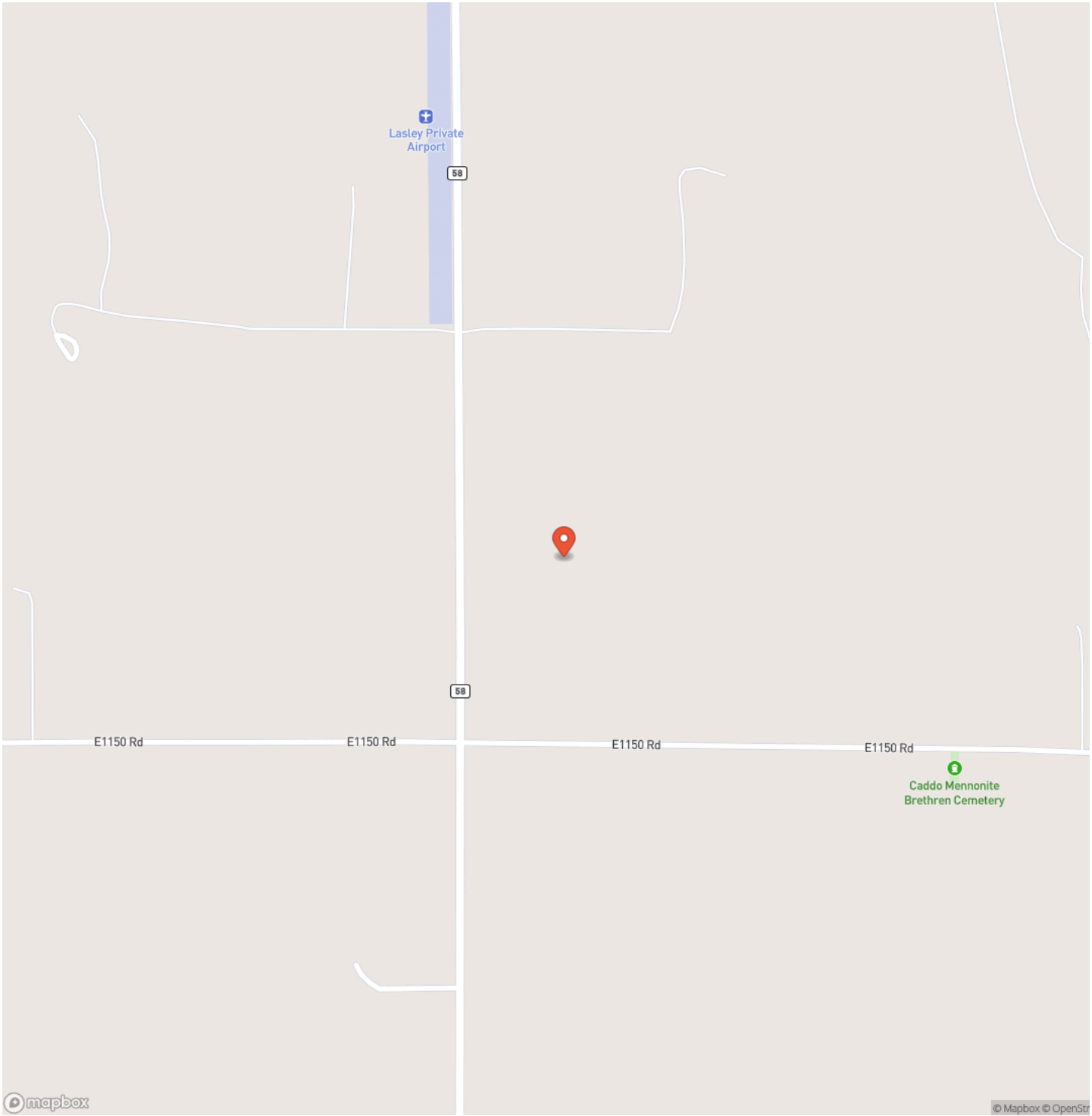
land investment in one of western Oklahoma's established farming areas. Properties offering this combination of **productive acreage, excellent highway access, and existing water infrastructure** do not come along every day.



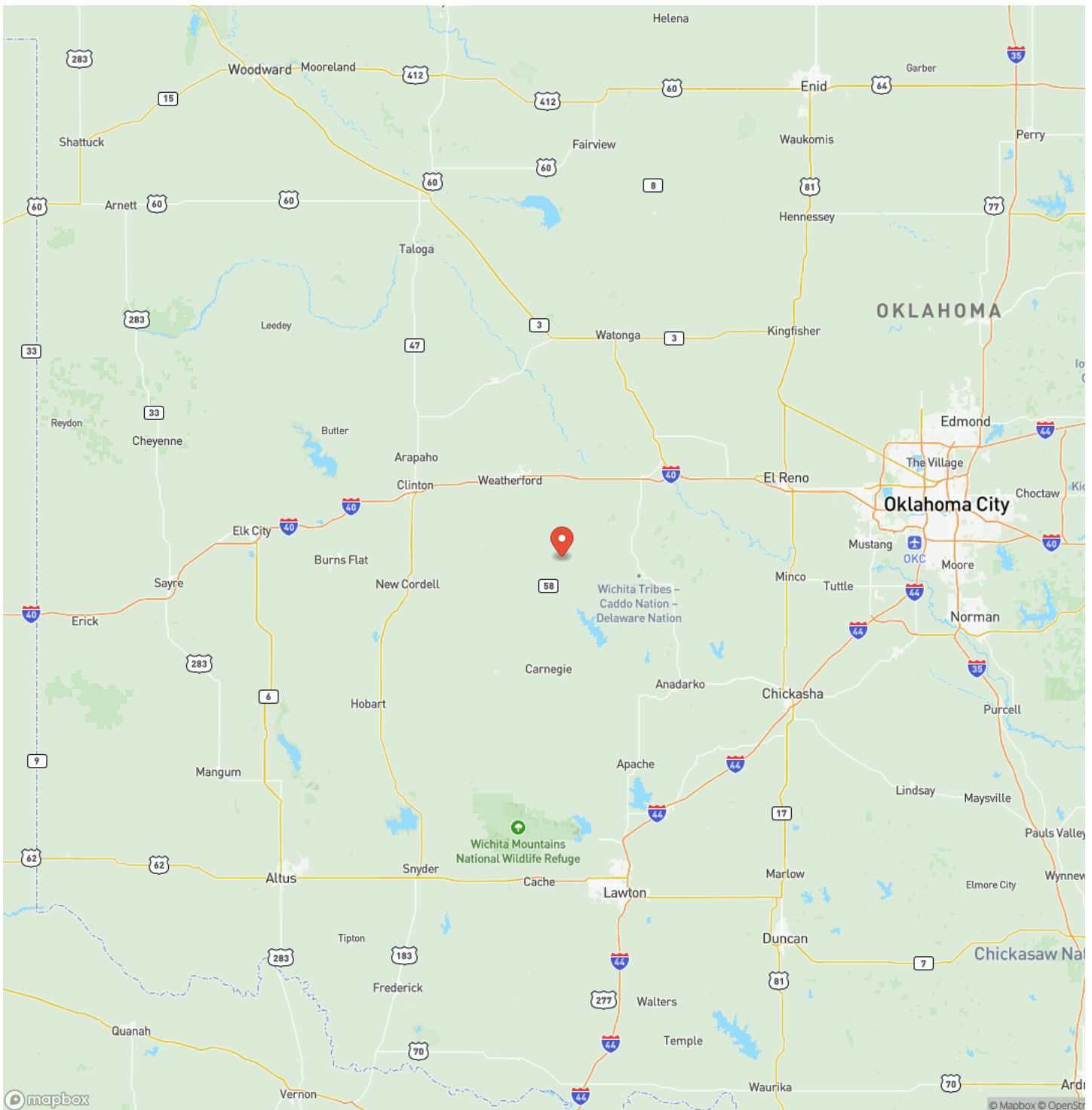
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Locator Map



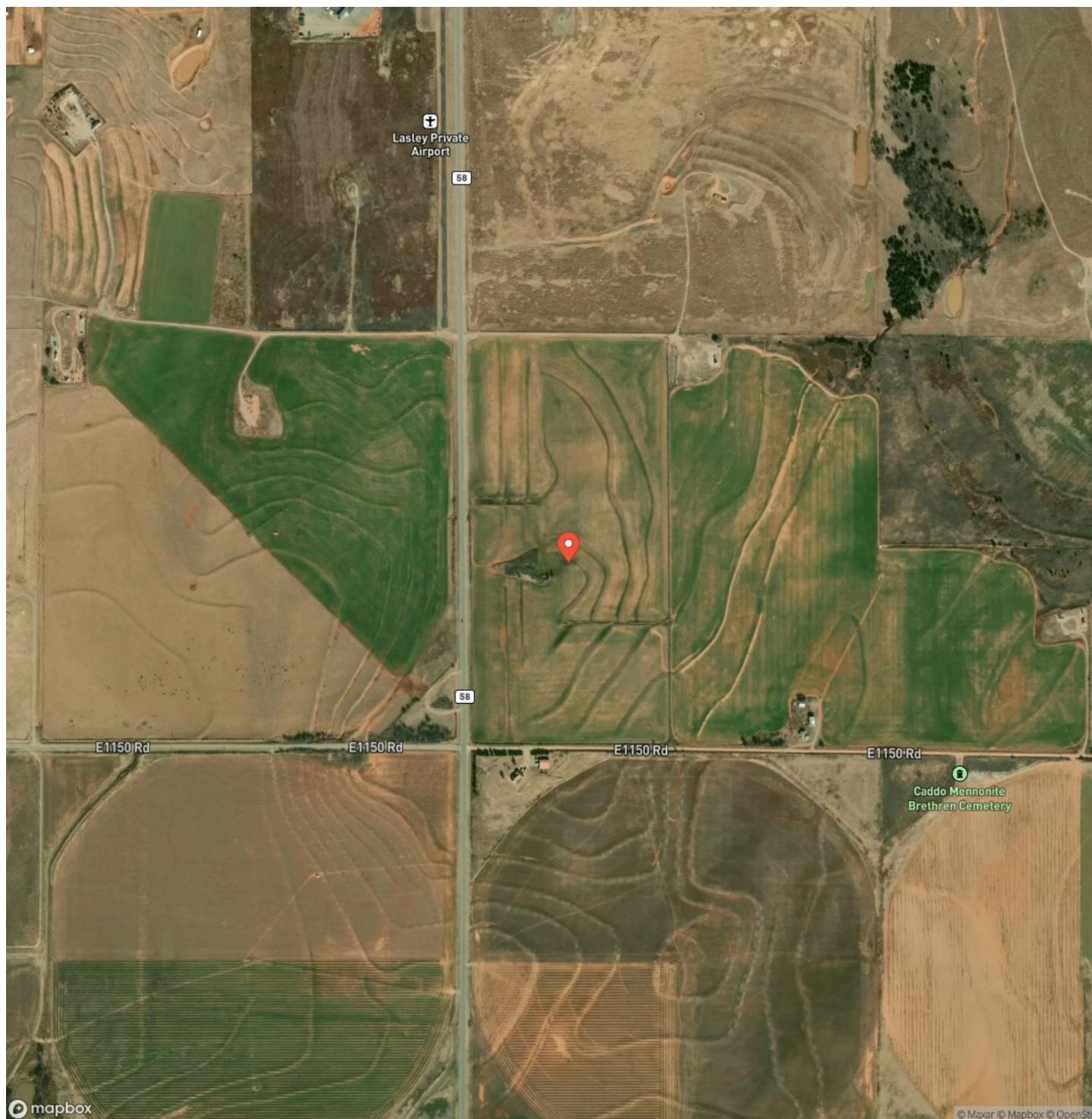
Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Percy

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Address

200 S. Broadway Ave.

City / State / Zip

NOTES

This image shows a blank 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.

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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