**Western Oklahoma Grow Yard Located Just North of I40**
**Hwy 44**
**Foss, OK 73648**

**$2,800,000**
**420± Acres**
**Custer County**








## SUMMARY

**Address**
Hwy 44

**City, State Zip**
Foss, OK 73648

**County**
Custer County

**Type**
Farms, Ranches, Business Opportunity

**Latitude / Longitude**
35.4834 / -99.16575

**Acreage**
420

**Price**
$2,800,000

**Property Website**
https://greatplainslandcompany.com/detail/western-oklahoma-grow-yard-located-just-north-of-i40-custer-oklahoma/114661/









## PROPERTY DESCRIPTION

Located just 2 miles north of Foss, Oklahoma on Highway 44, this 420-acre cattle facility offers a well-maintained, fully working grow yarc with the infrastructure in place for a new owner to come in and go to work. With easy access to Interstate 40, the location is convenient for moving cattle, feed, equipment and supplies while still providing plenty of room for a complete cattle operation.

The property is crrently being used to precondition cattle and is set up to handle the day-to-day needs of a working grow yard. The yard can accommodate 2,200+ head of cattle and includes approximately 2,800 feet of bunk space. The pipe pens, working areas and overall yard have been well maintained, giving the next owner a solid foundation without having to start from scratch.

Water is another strong feature of the property, with two wells, rural water service and a water treatment system in place. The combination provides multiple water sources for the operation and adds flexibility as the facility is put to work.

The improvements include a full working cattle facility, office, 40' x 50' shop and a 55' x 80' commodity barn. Multiple overhead feed bins and two liquid feed tanks are also included with the property, providing additional feed storage and handling capacity. The shop provides room for equipment, repairs and general maintenance, while the commodity barn offers additional covered storage and feed handling space.

The property also includes four tractors, including one equipped with a bunk blower, a wheel loader and two vertical mixers. Having this equipment included gives a new owner the ability to step in and operate the yard without immediately having to build an equipment lineup from the ground up.

The 420 acres provide additional room around the working facility and allow the property to function as more than just a set of cattle pens. The combination of acreage, established infrastructure, water, equipment and highway access makes this a practical opportunity for someone looking for a preconditioning or grow-yard facility in western Oklahoma.

This is the type of property that is difficult to duplicate without a significant investment in land, water, pens, buildings and equipment. For an operator looking for a preconditioning or grow-yard facility, this property has the major pieces already in place to move in, put cattle on feed and get to work.


GREAT PLAINS


GREAT PLAINS

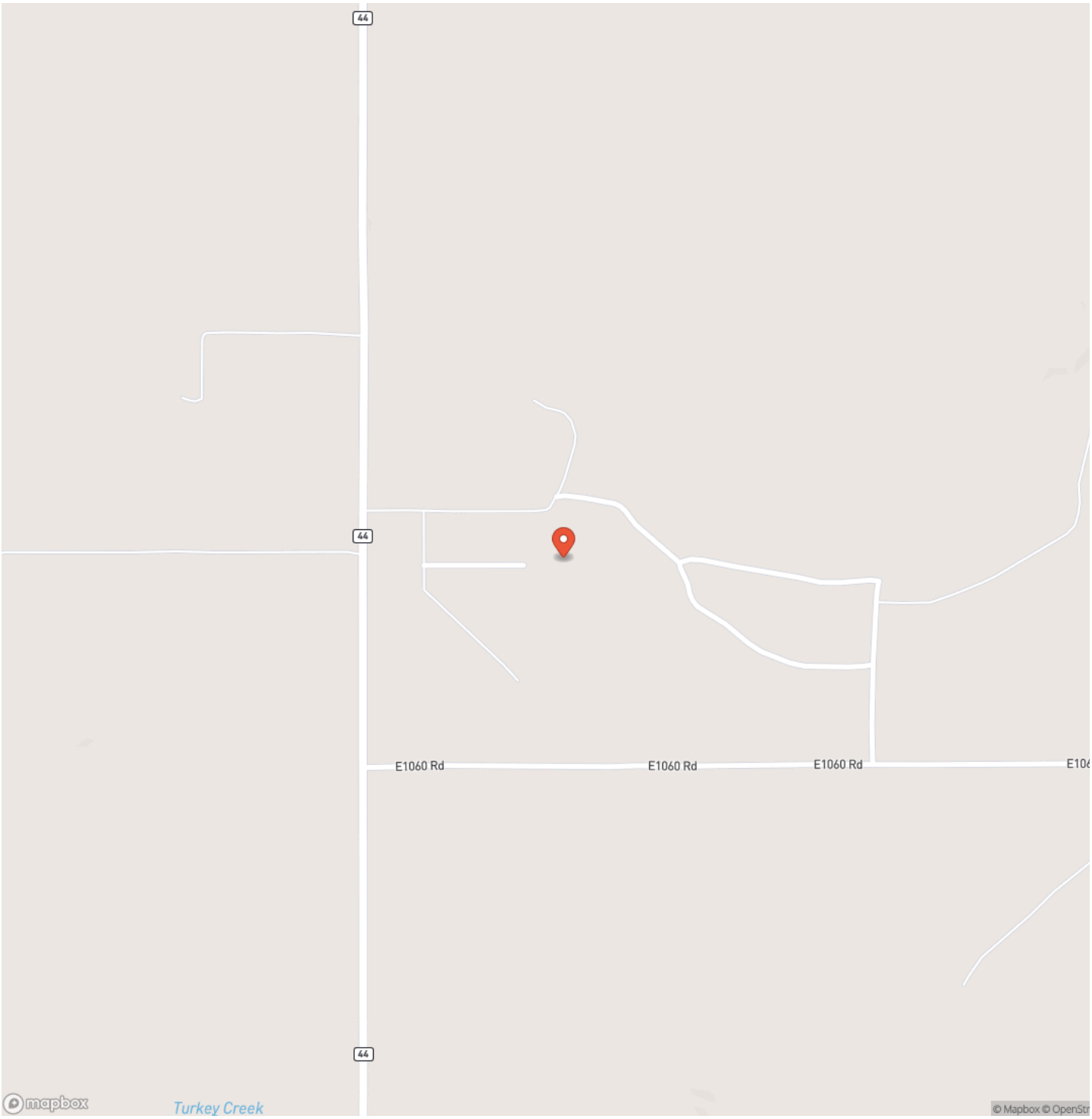

GREAT PLAINS


GREAT PLAINS

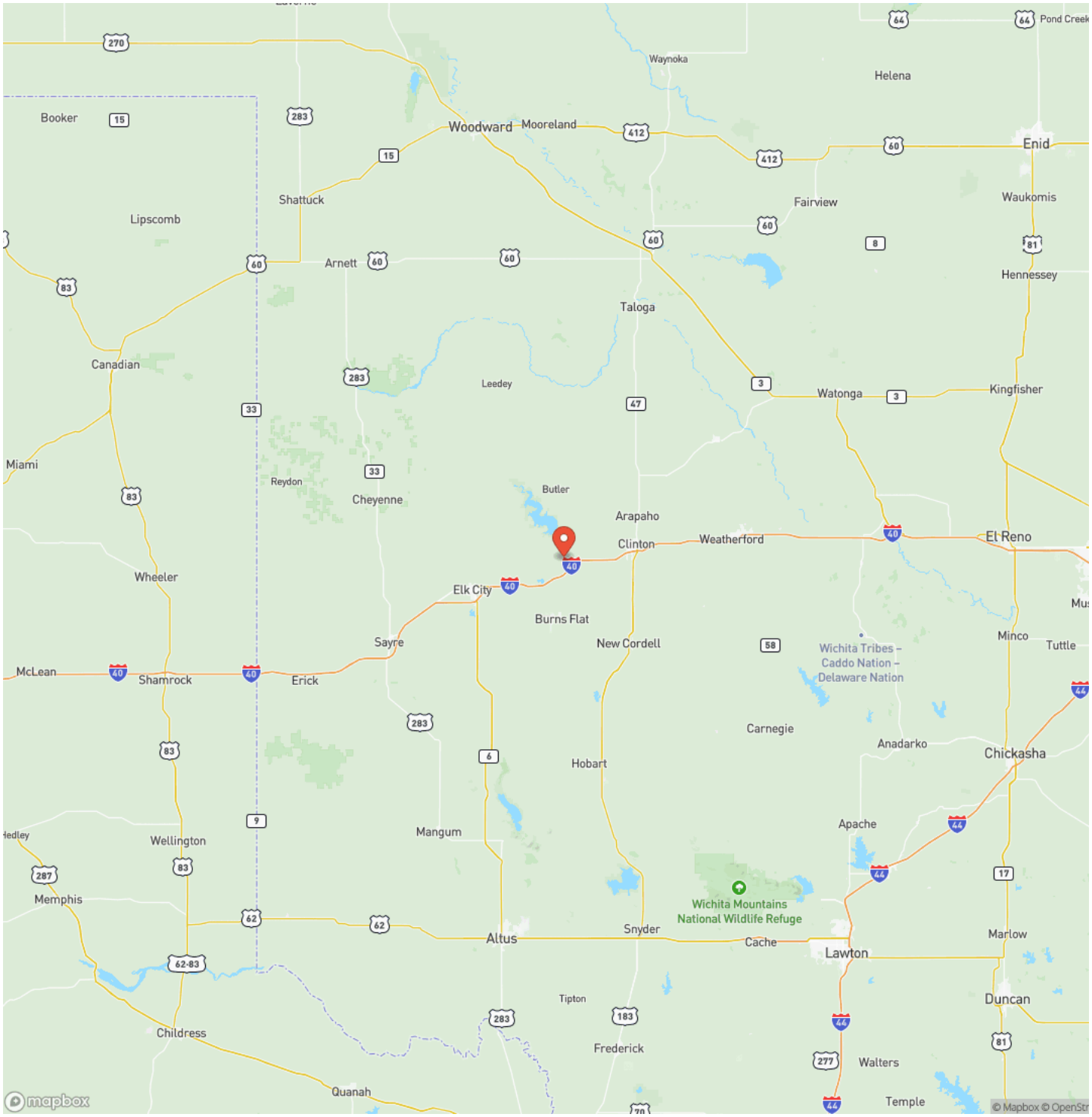

GREAT PLAINS


GREAT PLAINS

# Locator Map


44
44
44
E1060 Rd
E1060 Rd
E1060 Rd
Turkey Creek
mapbox
© Mapbox © OpenStr

# Locator Map

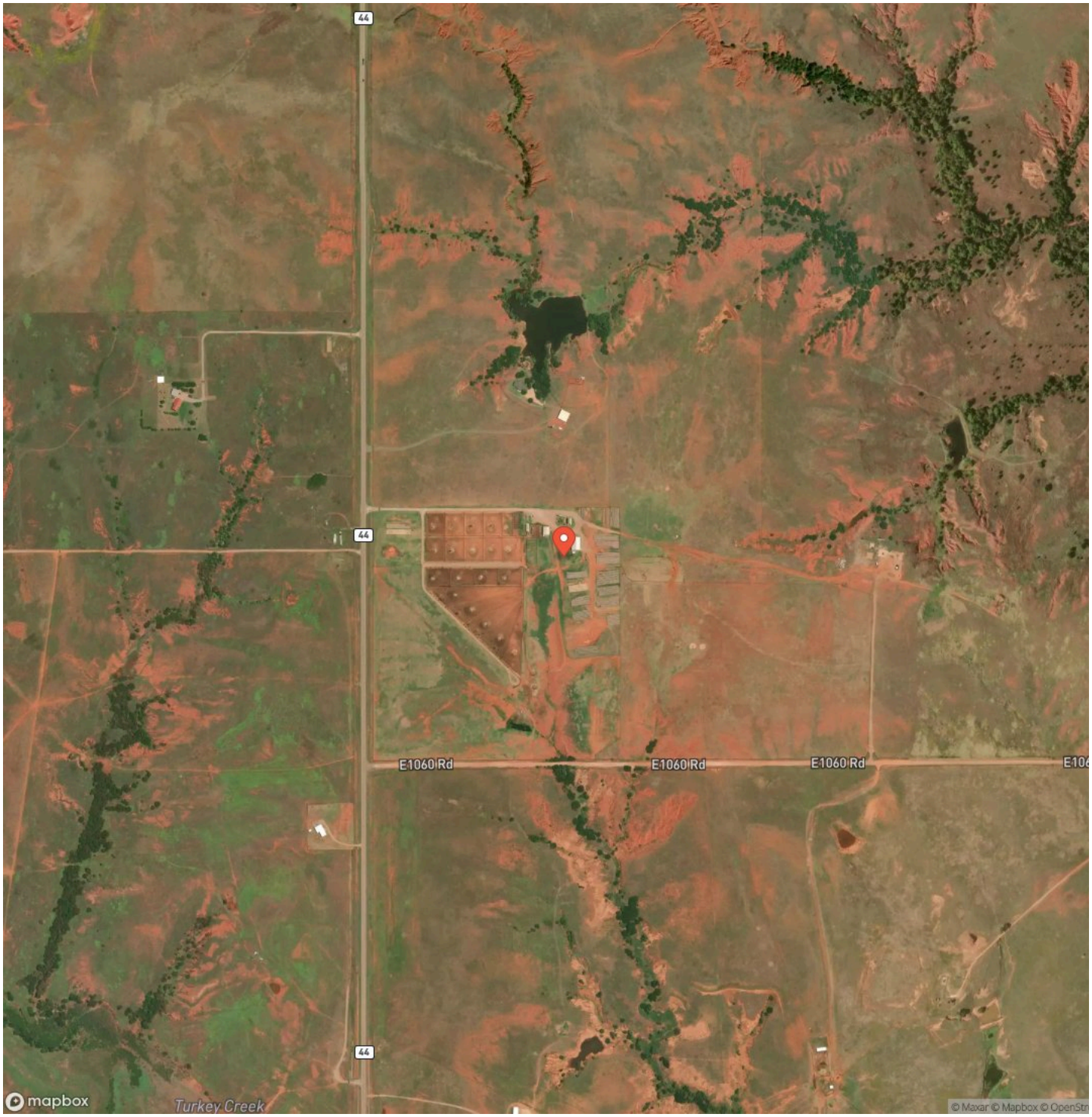





**MORE INFO ONLINE:**

**https://greatplainslandcompany.com/**

# Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**




**Representative**
Kenny Robinson

**Mobile**
(512) 670-6950

**Email**
kenny@greatplains.land

**Address**
883 CO RD 1320

**City / State / Zip**
Chickasha, OK 73018

## NOTES

**NOTES**

**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/**