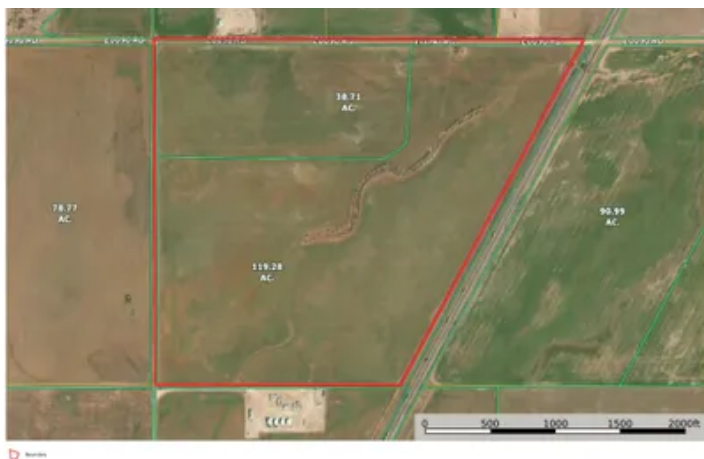


Capron Tillable Farm - 157± Acres
000
Alva, OK 73717

\$430,000
157.2± Acres
Woods County



Capron Tillable Farm – 157± Acres
Alva, OK / Woods County

SUMMARY

Address

000 null

City, State Zip

Alva, OK 73717

County

Woods County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

36.881453 / -98.589269

Acreage

157.2

Price

\$430,000

Property Website

<https://greatplainslandcompany.com/detail/capron-tillable-farm-157-acres/woods/oklahoma/113426/>



TOTALS		157.7 2(7)	100%	-	\$3.93	2.7
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(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
"Wild Life"	*	*	*	*	*	*	*	*
Forestry	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Very Intense	*	*	*	*	*	*	*	*

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion



Capron Tillable Farm – 157± Acres Alva, OK / Woods County

PROPERTY DESCRIPTION

Capron Tillable Farm - 157± Acres

Property Highlights

- 157.2± acres in Woods County, Oklahoma
- Located a couple of miles south of Capron
- North Half west of the railroad tracks in Section 27-T28N-R13W
- 157.2 wheat base acres
- PLC yield of 34
- 53.93 average NCCPI
- Predominantly Wetbeth silty clay loam
- Water well along the north county road
- Shelterbelt through the middle of the property
- Permanent five-wire fence along the railroad right-of-way
- County road frontage on the north and west
- Lease road along the south boundary
- Power available along the county roads
- Opportunities for crop production, wheat pasture, cattle grazing, or planting back to grass
- Short drive from Alva, Oklahoma

Listing Description

Located just a couple of miles south of Capron, Oklahoma, this **157.2± acre farm** would make an excellent addition to an existing farming or ranching operation. The property is located in the **North Half lying west of the railroad tracks in Section 27, Township 28 North, Range 13 West**, in Woods County.

According to the FSA, the farm includes **157.2 wheat base acres with a PLC yield of 34**. The property carries an average **53.93 NCCPI soil rating** and consists primarily of Wetbeth silty clay loam, along with Bethany silt loam, Pond Creek silt loam, and Lovedale fine sandy loam.

A water well is located along the county road on the north side of the property. A shelterbelt runs through the middle of the farm, providing wind protection, shade, and cover for livestock. A permanent five-wire fence is also in place along the railroad right-of-way.

The property has county road frontage along the north and west boundaries, with a lease road located along the southern boundary. Power is available along the county roads.

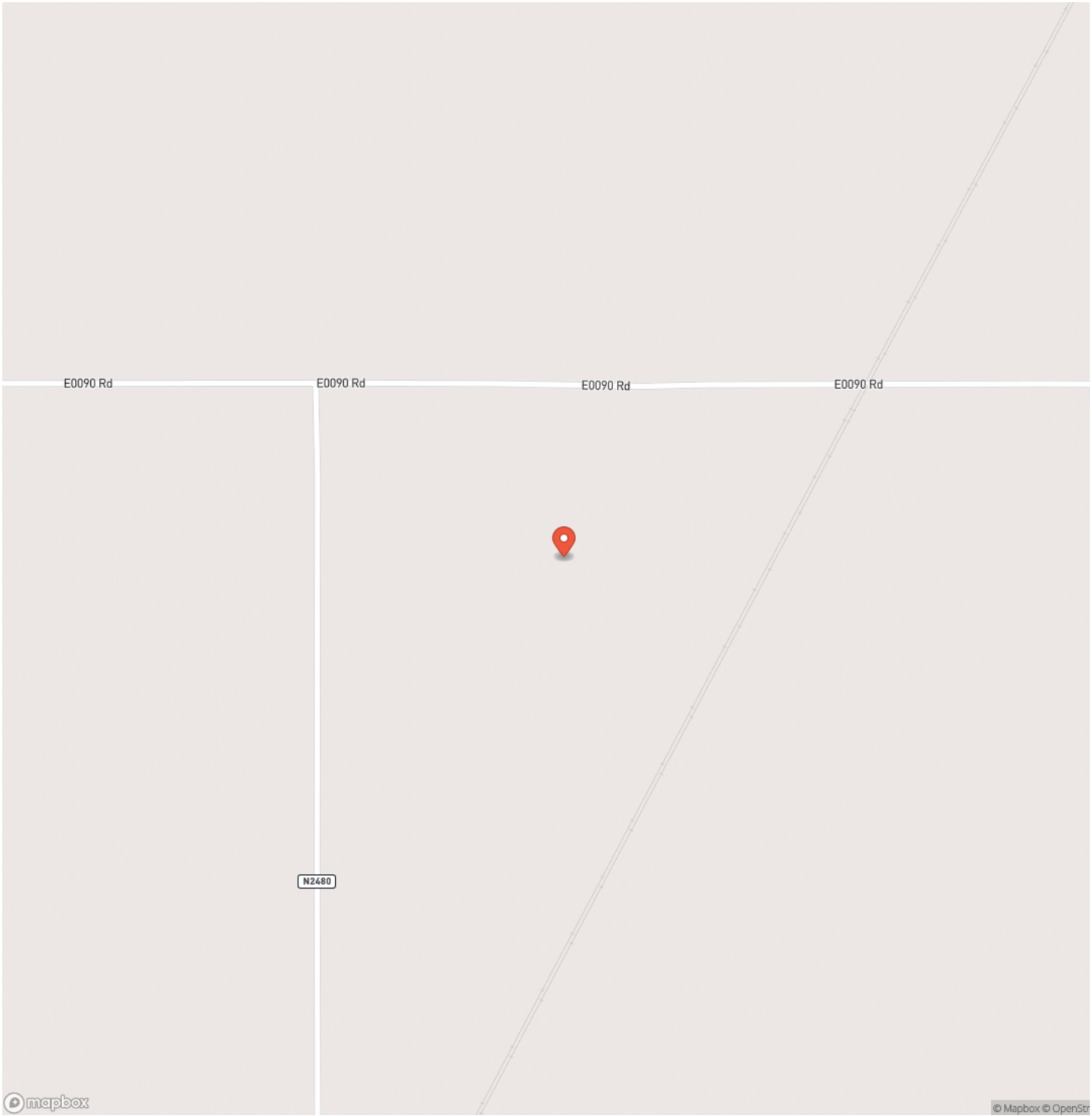
This versatile tract offers several options, including crop production, wheat pasture, cattle grazing, or planting the acreage back to grass. With productive soils, good access, water, fencing along railroad tracks, and power nearby, this property offers strong potential for farmers, ranchers, and land investors.



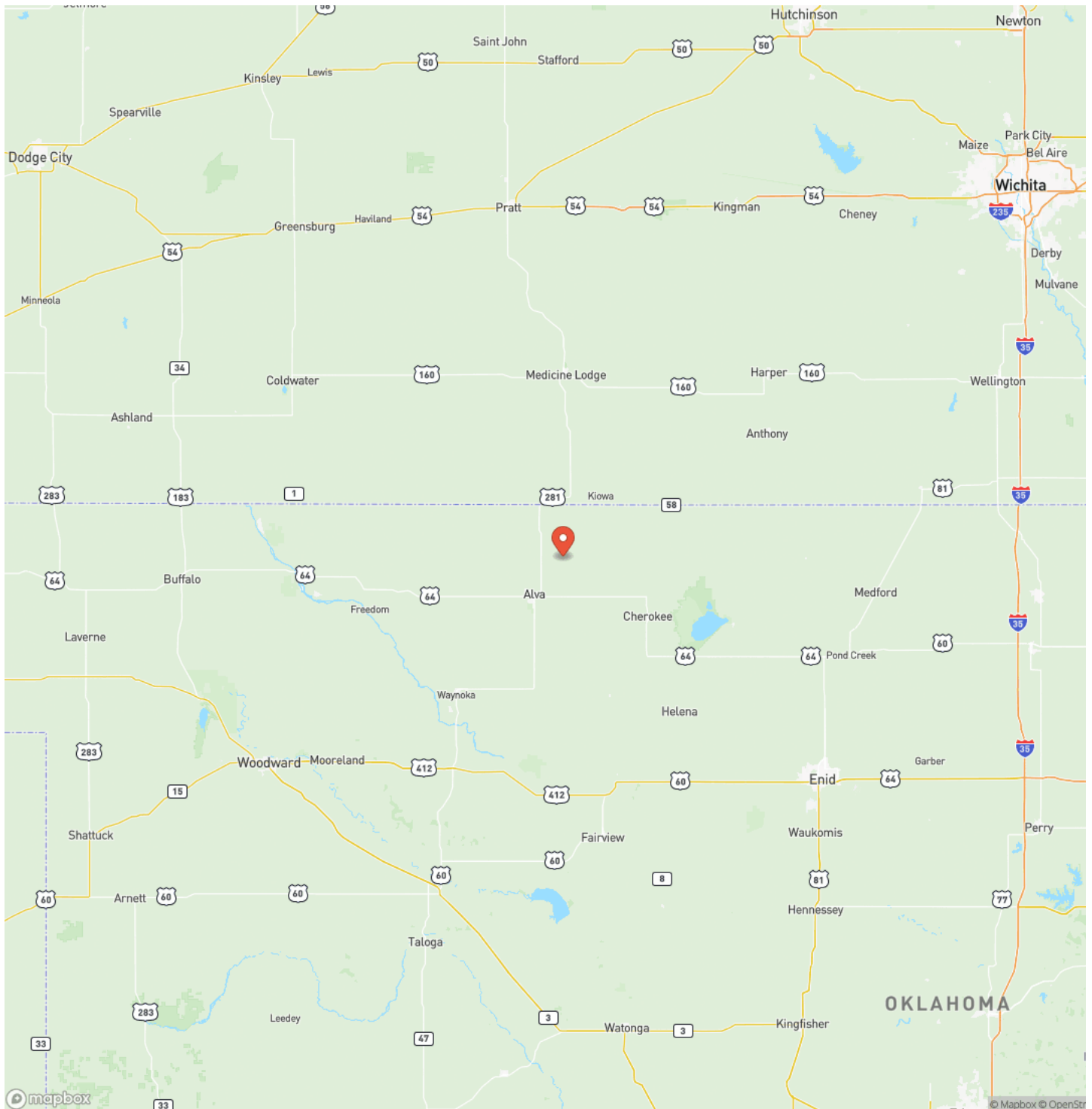
Capron Tillable Farm – 157± Acres
Alva, OK / Woods County



Locator Map



Locator Map



Satellite Map



Capron Tillable Farm – 157± Acres
Alva, OK / Woods County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ky Pfleider

Mobile

(580) 430-7005

Email

ky@greatplains.land

Address

City / State / Zip

Alva, OK 73717

NOTES

[illegible]

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.



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.



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