

Jackson/Greer County Cattle Operation | 560± Acres
Jackson/Greer Co
Blair, OK 73526

\$1,764,000
560± Acres
Jackson County



Jackson/Greer County Cattle Operation | 560± Acres
Blair, OK / Jackson County

SUMMARY

Address

Jackson/Greer Co

City, State Zip

Blair, OK 73526

County

Jackson County

Type

Farms, Ranches, Recreational Land, Undeveloped Land, Business Opportunity, Hunting Land

Latitude / Longitude

34.807405 / -99.308419

Acreage

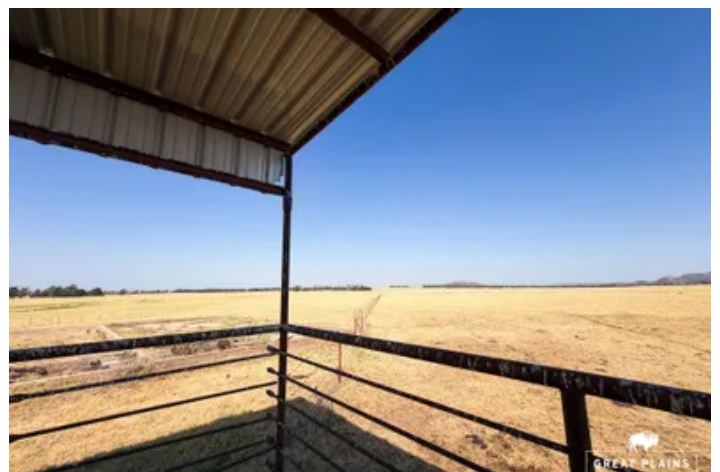
560

Price

\$1,764,000

Property Website

<https://greatplainslandcompany.com/detail/jackson-greer-county-cattle-operation-560-acres-jackson-oklahoma/116614/>



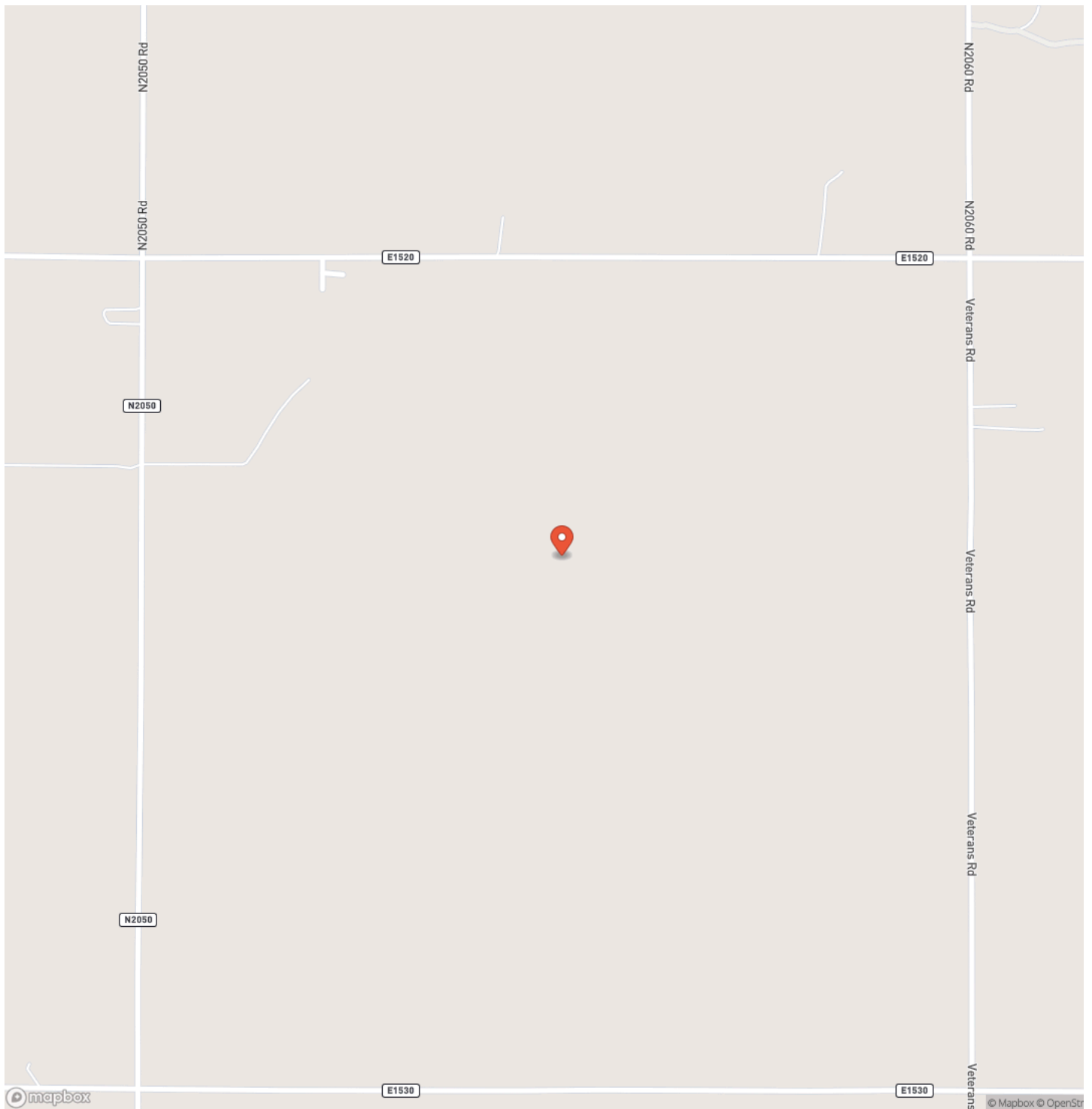
PROPERTY DESCRIPTION

If you're looking for a property that is ready to go to work, this 560± acre cattle operation in Jackson and Greer Counties deserves a close look. The property consists of four separate tracts, all located within approximately a one-mile radius of one another, offering the flexibility of multiple pastures while keeping the entire operation conveniently close together. The acreage consists of improved pasture that has been meticulously maintained and sprayed, providing a strong foundation for a productive cattle operation. In addition to its agricultural value, the property boasts abundant wildlife, offering excellent opportunities for hunting whitetail deer and dove. Cross-fencing throughout the property allows for rotational grazing and better pasture management, giving the next owner the ability to manage stocking rates and maximize available forage. Each tract also features pipe and continuous-fence cattle pens, providing established facilities for working and handling livestock. Water is another major asset of the operation. Each of the four tracts has its own well, while three of the four tracts also have rural water. The 80-acre tract located across the road to the east does not currently have rural water on the property, but rural water is available directly across the road. The combination of wells and rural water provides dependable water infrastructure across the entire operation. The southernmost tracts are located just one mile north of Highway 19 and one mile east of Highway 283, providing convenient access while remaining situated in a productive agricultural area. With improved pasture, excellent wildlife potential, established cross-fencing, multiple water sources, cattle-working facilities, and existing improvements already in place, this property offers a true turnkey opportunity for someone looking to expand an existing cattle operation or establish a new one. Properties offering this combination of acreage, pasture quality, water, fencing, cattle facilities, and location are hard to find. For the buyer looking for a well-maintained cattle operation that can go to work from day one, this 560± acre Jackson/Greer County property is one worth taking a serious look at.

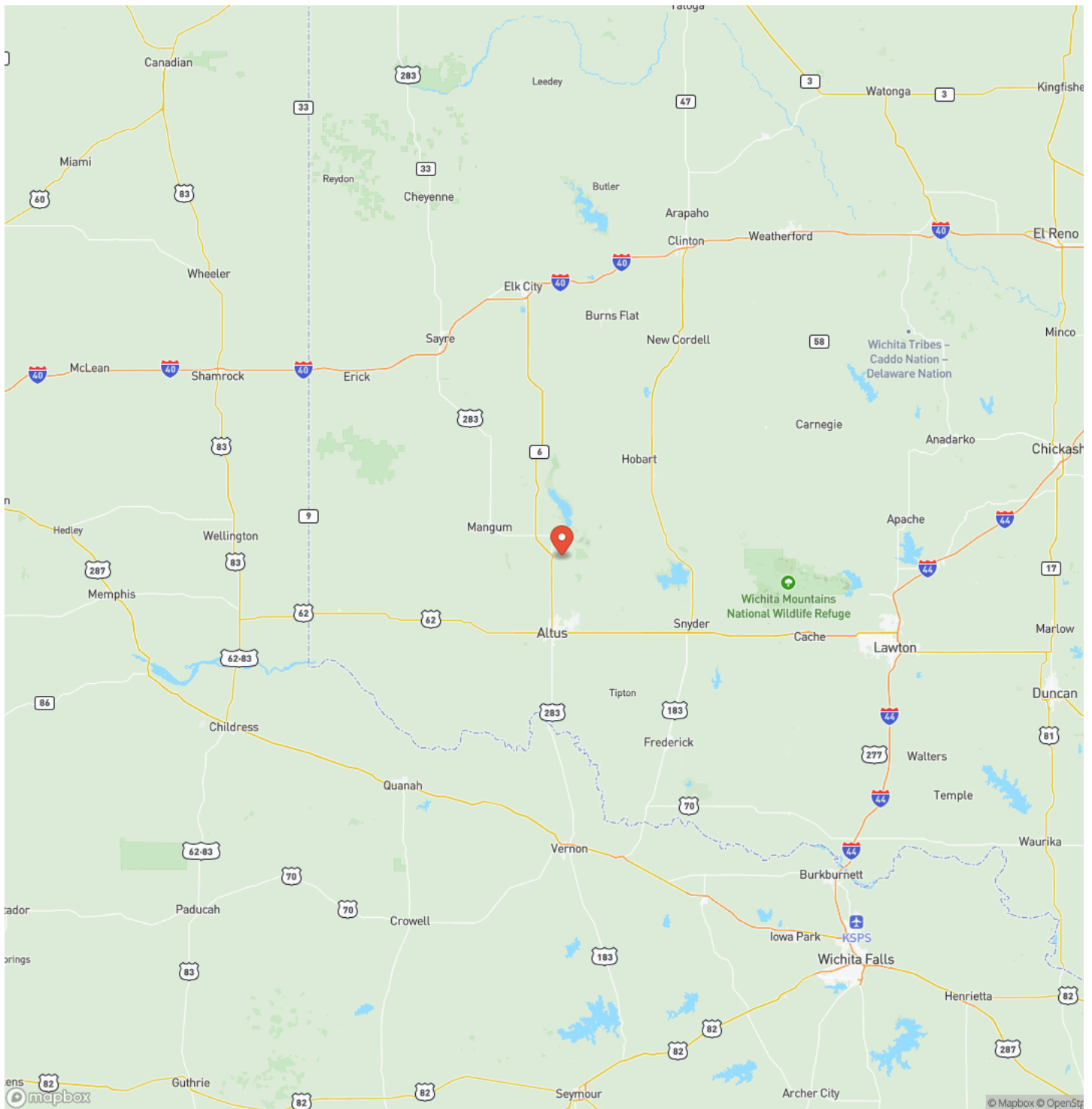
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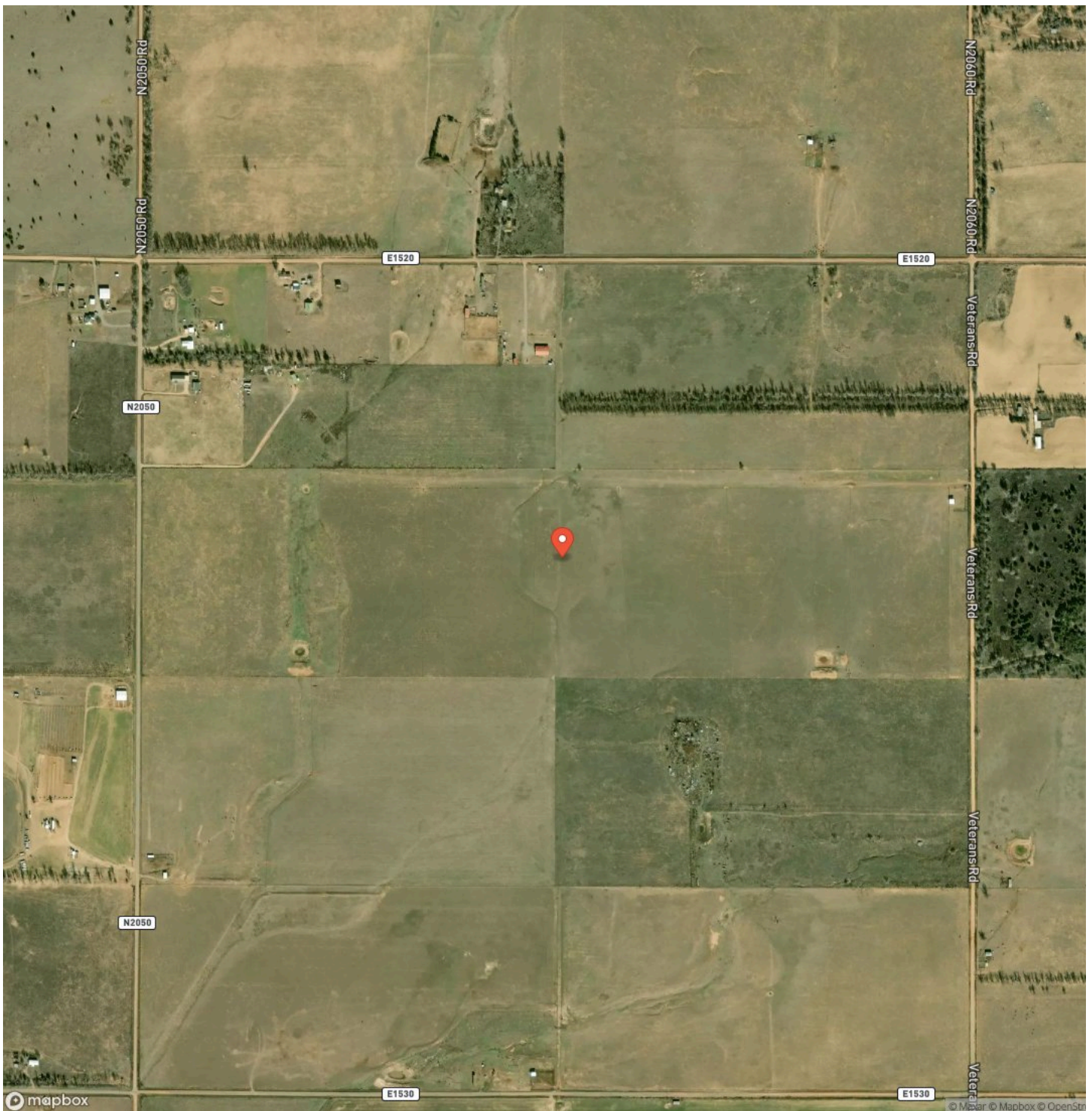
Locator Map



Locator Map



Satellite Map



Jackson/Greer County Cattle Operation | 560± Acres
Blair, OK / Jackson County

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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.



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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