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A-22083

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# LAND FOR SALE

207.97± Acres, Texas County, Oklahoma

PRICE REDUCED

**\$270,000**

## Highlights:

- Productive dry land farm
- Corn, wheat, and grain sorghum bases
- Offered in one tract



For additional information, please contact:

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# Property Information

## Directions to Property:

From Hooker, Oklahoma, travel 2.3 miles southwest on Highway 54. Turn left and drive south one-half of a mile on County Road N 0990 Road to the most northwest corner of the tract.

## Legal Description:

A tract of land in the Northwest Quarter (NW/4) & the North Half of the Southwest Quarter (N/2 SW/4) of Section Nine (9), Township Four (4) North, Range Seventeen (17) E.C.M., Texas County, Oklahoma. Please see the full legal on our website.

## Property Description:

An opportunity with options. Develop your rural home site with quick access to Hooker, Oklahoma, or invest in an asset with irrigation potential. There are no active irrigation wells on the farm, but irrigated farms are nearby. Great price with great potential.

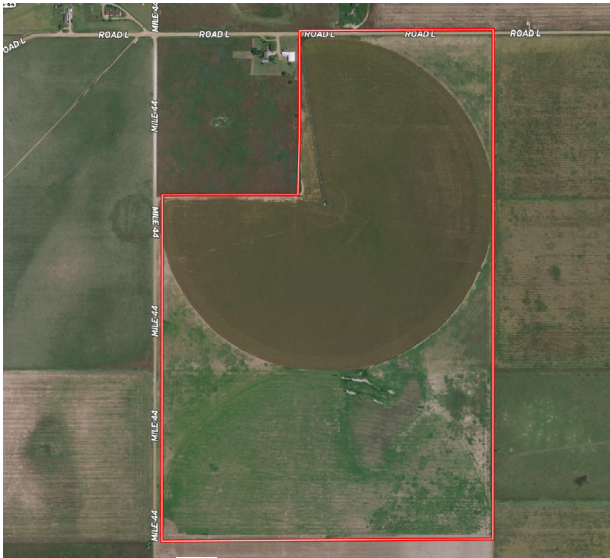
## FSA Information:

	Base	Yield
Corn	72.71 acres	176 bushels
Wheat	91.81 acres	46 bushels
Grain Sorghum	6.80 acres	63 bushels

## 2023 Taxes:

\$317.00

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DaA	Dalhart fine sandy loam, 0 to 1 percent slopes	143.78	70.14	0	46	3c
Rc	Gruver clay loam, 0 to 1 percent slopes	43.04	21.0	0	49	2c
Ra	Ness clay, 0 to 1 percent slopes, frequently ponded	11.93	5.82	0	11	5w
UcB	Ulysses clay loam, 1 to 3 percent slopes	5.18	2.53	0	58	2e
DaB	Dalhart fine sandy loam, 1 to 3 percent slopes	1.06	0.52	0	49	3c
TOTALS		204.99(*)	100%	-	44.91	2.88