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A-22083



**LAND FOR SALE**  
287.97± Acres, Texas County, Oklahoma

**OFFERED AT**  
Tract 1: \$160,000  
Tract 2: \$416,000

- Highlights:**
- Productive dry land farm
  - Corn, wheat, and grain sorghum bases
  - Offered in 2 Tracts



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# Property Information

## Directions to Property:

• **Tract 1:** From Hooker, Oklahoma, travel 2.3 miles southwest on Highway 54. Turn left and drive south 1.8 miles on County Road N 0990 Road to the southeast corner of the tract.

• **Tract 2:** 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:

• **Tract 1:** The North Half of the Southeast Quarter (N/2 SE/4) of Section Seventeen (17), Township Four (4) North, Range Seventeen (17) E.C.M., Texas County, Oklahoma

• **Tract 2:** Sub-Tract A: A tract of land in the Northwest Quarter (NW/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:

### • Tracts 1 & 2:

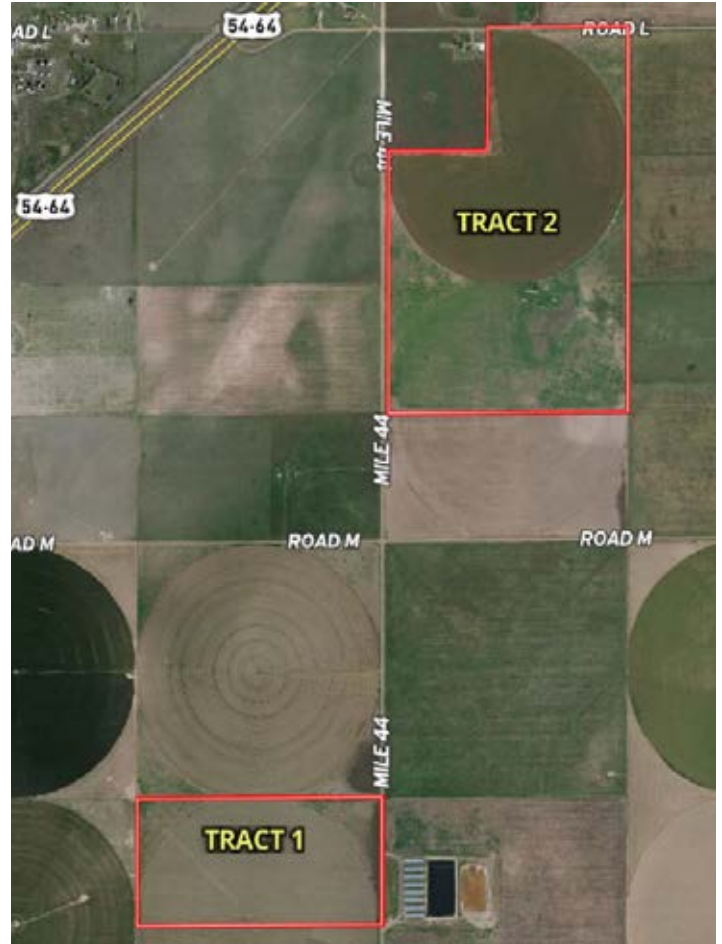
	Base	Yield
Corn	100.41 acres	176 bushels
Soybeans	126.79 acres	46 bushels
Grain Sorghum	9.39 acres	63 bushels

## Improvements:

• Irrigation equipment is owned by the current farm tenant and will not be conveyed in the sale.

## 2023 Taxes:

- **Tract 1:** \$143.00
- **Tract 2:** \$317.00



**Tract 1 Aerial Map**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Rc	Gruver clay loam, 0 to 1 percent slopes	77.9	97.38	0	49	2c
DaA	Dalhart fine sandy loam, 0 to 1 percent slopes	2.1	2.63	0	46	3c
TOTALS		80.0(* )	100%	-	48.92	2.03

**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

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

# Property Location



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