FARMERS NATIONAL COMPANY

A-2722007




# LAND FOR SALE

## 470± Acres, Texas County, Oklahoma

OFFERED AT
**554,400**

## Highlights:

- Tract 1: Drilled to wheat. Good, flat farm ground.
- Tract 2: Drilled to wheat. Highway frontage with access to nearby grain elevators.



**For additional information, please contact:**
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# Property Information

## Directions to Property:

**Tract 1:** From Goodwell, head southwest on Hwy 54 for just over 2 miles to Mile 20 Road. Turn north and continue approximately ½ mile to DD Road. Turn west on DD Road and continue for 3 miles. Tract 2 is located on the south side of the road.

**Tract 2:** From Goodwell, head southwest on Hwy 54 for just over 2 miles to Mile 20 Road. Tract 1 is located on both sides of the road.

## Legal Description:

**Tract 1:** NW 1/4 of Section 12, Township 1 North, Range 12 East of the Cimarron Meridian

**Tract 2:** E 1/2 of Section 8, Township 1 North, Range 13 East of the Cimarron Meridian

## Property Description:

**Tract 1:** Consists of a dryland quarter with good access along the north side of the road. The farm is currently planted to wheat and features mostly flat terrain that is well-suited for farming operations.

**Tract 2:** Consists primarily of dryland cropland with some acres that have historically been irrigated. The farm is currently planted to wheat. No irrigation equipment will be included in the sale, as all irrigation equipment is owned by the tenant. This tract offers a combination of dryland and irrigated acres with good access in a strong farming area.

## Farm Data:

**Tract 1**

| | |
|---|---|
| Cropland | 158.29 acres |
| Total | 158.29 acres |

**Tract 2**

| | |
|---|---|
| Cropland | 288.79 acres |
| Total | 288.79 acres |

## FSA Information:

**Tract 1:**

| | Base | Yield |
|---|---|---|
| Wheat | 96.53 acres | 39 bushels |
| Corn | 42.34 acres | 143 bushels |
| Grain Sorghum | 13.18 acres | 69 bushels |
| Sunflowers | 6.03 acres | 995 bushels |
| Seed Cotton | 0.15 acres | 1128 bushels |

**Tract 2:**

| | Base | Yield |
|---|---|---|
| Wheat | 176.11 acres | 39 bushels |
| Corn | 77.24 acres | 143 bushels |
| Grain Sorghum | 24.07 acres | 69 bushels |
| Sunflowers | 11 acres | 995 bushels |
| Seed Cotton | 0.29 acres | 1128 bushels |

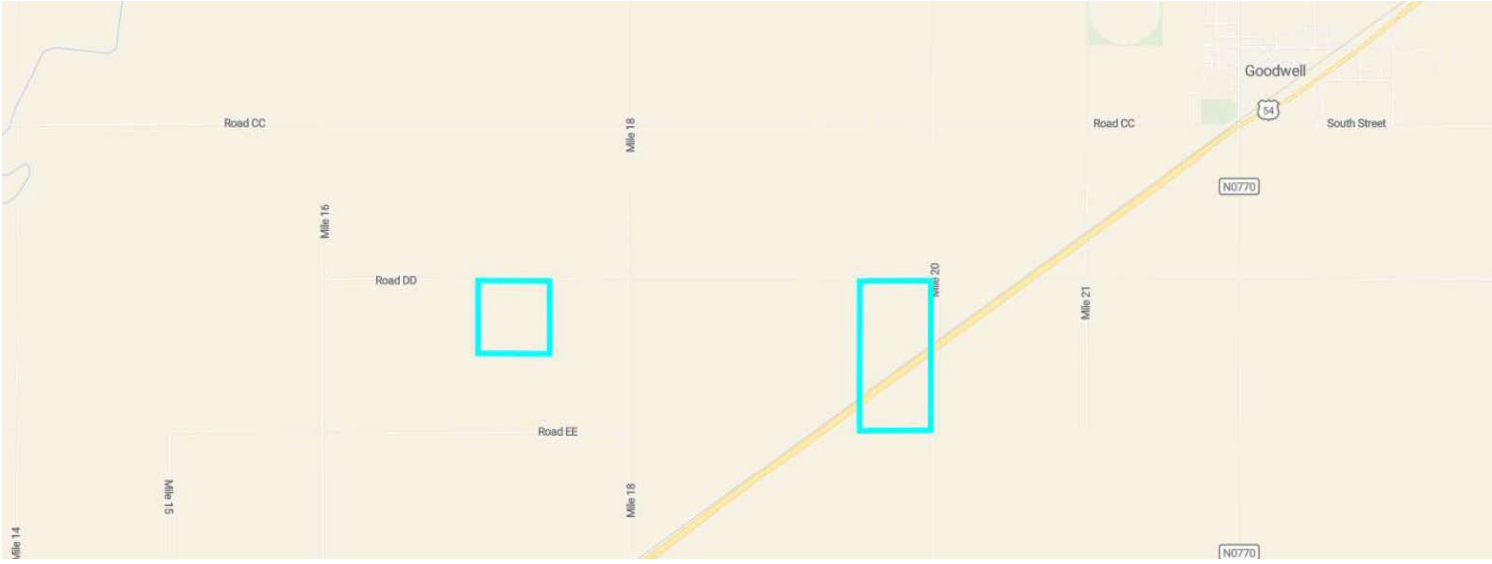
## 2025 Taxes:

**Tract 1:** $410.00
**Tract 2:** $841.00

## Price:

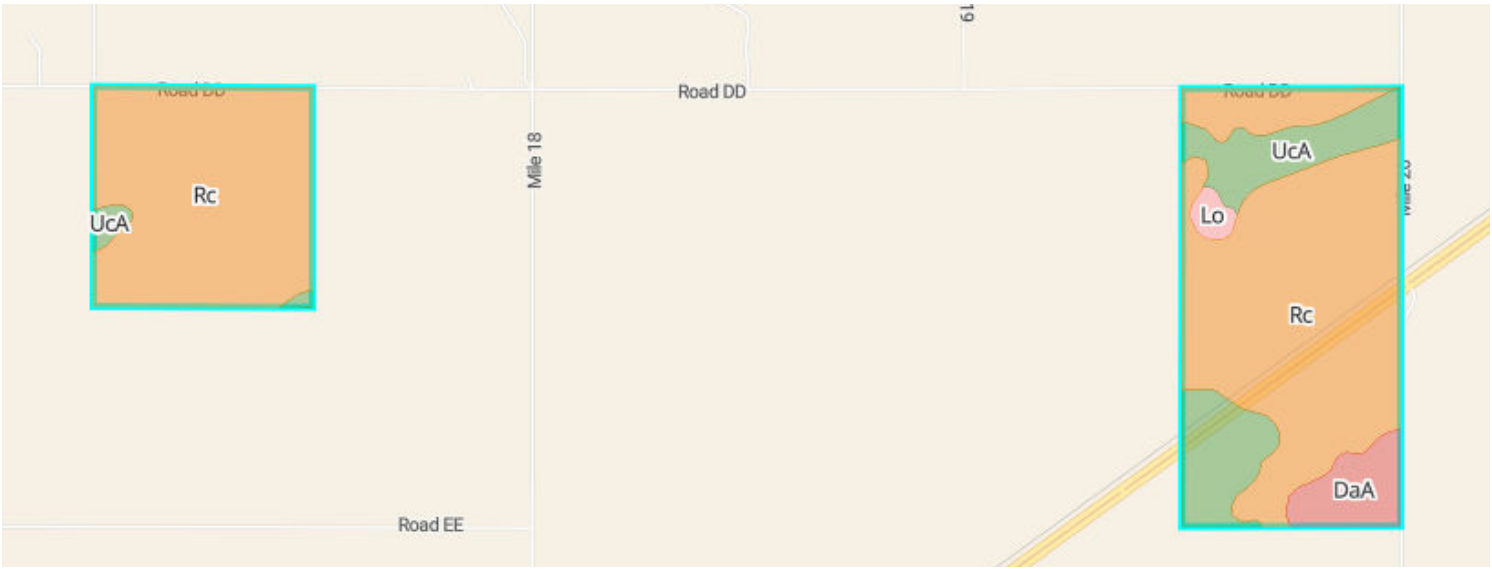
Tract 1: $192,150
Tract 2: $362,250

**Minerals:** NO minerals will be included with this sale.




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.

## Soil Map



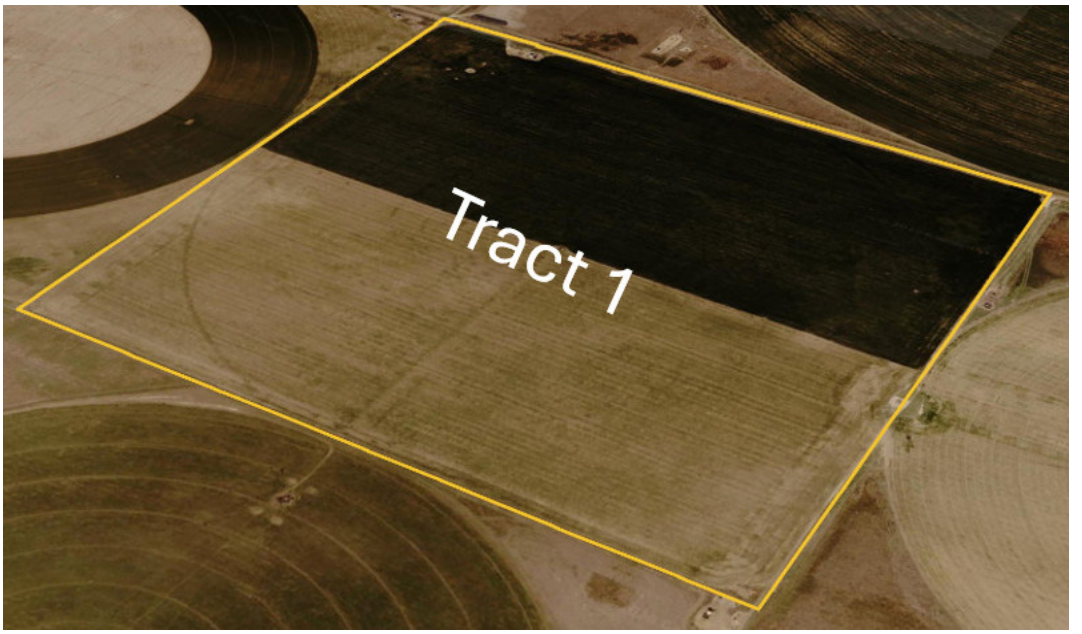

| | Code | Soil Description | % of Selection | Acres | Non-IRR Class | IRR Class | NCCPI |
|---|---|---|---|---|---|---|---|
| ● | Rc | Gruver clay loam, 0 to 1 percent slopes | 78.4% | 377.6 | 2c | 1 | 48.8 |
| ● | UcA | Ulysses clay loam, 0 to 1 percent slopes | 15.3% | 73.6 | 2c | 2c | 59 |
| ● | DaA | Dalhart fine sandy loam, 0 to 1 percent slopes | 5.2% | 25 | 3c | 2e | 46.4 |





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SCAN THE QR CODE
FOR MORE INFO!

FARMERS NATIONAL COMPANY

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