

PRICE REDUCED



Garfield County Combo Farm

160 +/- Acres | Garfield County, OK | \$419,000



ADDRESS

0000 S 138th St
Douglas, OK 73733

LOCATION

1 mile West, 2 miles South of
Douglas.

PROPERTY SUMMARY

Located just south of the quiet town of Douglas and northeast of Hennessey, this 160-acre property offers a prime opportunity for farmers and cattle ranchers alike. With a balanced mix of productive farmland and quality grazing pasture, this tract is well-suited for a diverse agricultural operation.

Approximately half of the acreage consists of fertile, tillable land, currently planted in wheat, providing a strong foundation for crop production. The remainder features healthy native grass pastures, ideal for livestock grazing, with the added benefit of live water flowing through the property. The presence of year-round water enhances the land's usability for cattle operations while also attracting local wildlife, such as whitetail deer, mallard ducks and Canadian geese. Whether you're looking to expand your farming operation, establish a cattle ranch, or invest in a versatile piece of land with agricultural and recreational potential, this Garfield County property is a must-see.

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