



## Marshall Wheat and Grass Farm

160 +/- Acres | Garfield County, OK | \$425,000



### ADDRESS

000 E 0570 Rd  
Marshall, OK 73056

### LOCATION

From HWY 74, go 2 miles East on E 0570 Rd. Property will be to your North.

### PROPERTY SUMMARY

Located just 2 miles north of Marshall and 2 miles west of Highway 74 in Garfield County, this productive 160-acre tract offers a blend of cultivated ground and native grassland, making it ideal for both farming and livestock operations. Approximately 125 acres are currently planted in wheat, providing immediate farming income or grazing potential. The remaining 35 acres feature healthy native grass, well-suited for rotational grazing or hay production. A 1-acre pond provides a reliable water source for livestock and wildlife, while the property is fully fenced and cross-fenced, enhancing its usability for cattle or other agricultural pursuits. Whether you're looking to expand your farming operation, run cattle, or invest in a versatile rural property, this well-maintained tract checks all the boxes. Give Dillon Smith with National Land Realty a call at (405) 922-2076 to see this property yourself.

[nationalland.com/listing/marshall-wheat-and-grass-farm](https://nationalland.com/listing/marshall-wheat-and-grass-farm)



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