

RANCH LAND IN TILLMAN COUNTY FOR SALE!



PROPERTY HIGHLIGHTS

Price: \$480,000

Property Size: 160± Acres

TBD N 2310 RD | MANITOU OKLAHOMA

Located approximately 1.25 miles southeast of Lake Fredrick sits the Manitou 160. This property has approximately 75 acres of cultivated winter pasture which is planted to supplement cattle during the winter. This tract is primarily rolling topography with lush native pasture located in the bottom to the North. This property would make an excellent winter pasture to supplement a buyer's herd with plenty of cultivation and water. While photographing this property the sandhill cranes were in vast numbers landing on the neighboring pastures. With enough water the duck hunting would be phenomenal in the bottom on the north half of the property. The current and best use of this property is winter pasture, grazing pasture with some recreational value.



Steele Schwonke, Oklahoma Sales Agent

Cell: (918) 424-6065

Email: steele@altaterrarealty.com

License: 183061

JUST LISTED!

UNITED COUNTRY
ALTATERRA REALTY & AUCTION

1875 NE 17TH ST, Suite 120
Paris, Texas 75460
903.438.2585


Real Estate
AltaTerra Realty
and Auction LLC

The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers.

www.altaterrarealty.com