

# For Sale

3,632± ACRES OF IRRIGATED FARMLAND  
BENNINGTON, OK



Property Location: 3168 Hyde Lake Rd, Bennington, OK 74723



BENNINGTON, OK



Contact Kim for  
Property Details!



AltaTerra Realty  
and Auction LLC



Clear View  
Realty & Auction

**AltaTerraPremier.com**

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AltaTerra Premier Properties

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BENNINGTON, OK



\$22,500,000



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**AltaTerraPremier.com**

Serving Texas, Oklahoma, and Arkansas

J.W. Ross, Broker, Realtree Land Pro Expert

903-491-1719 • OK Lic #170178

Premier@AltaTerraPremier.com



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BENNINGTON, OK

Highly improved and historically productive irrigated farm for sale in SE Oklahoma. Currently being utilized as a sod farm with long-term tenant or use as an owner-operated farm.



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### LOCATION

Centrally Located near Bennington, OK  
30 miles from Durant, OK  
90 minutes from the DFW area

CALL TODAY  
**SCHEDULE  
YOUR  
PROPERTY  
TOUR!**

**J.W. Ross**  
903-491-1719

**Robbie Chandler**  
580-775-1817

The farm is being offered as owner-operator or as an investment with a tenant in place. Tenant has indicated long-term lease opportunity at 5%.



## PROPERTY FEATURES

**3,632± ACRES FARM & RECREATIONAL LAND**

**Over 2,700 acres of tillable farmland with 1,700± under pivot irrigation**

**Over 700 acres of recreational land**  
Prime hunting for deer, turkey, and other local game

**10 miles of frontage**  
along the Red River on the South boundary and the Blue River on the North boundary



**This farm has 14 irrigation pivots in excellent condition**

Nine, 7-tower Pivots at 700 GPM  
Four, 3-tower Pivots at 350 GPM  
One, 15-tower Pivot at 2,000 GPM



**The farm offers an abundance of amenities and improvements**

2,200 sq ft brick home  
being utilized as a hunting cabin  
1,350 sq ft brick home  
28'x70' double-wide trailer  
16'x80' single-wide trailer  
16'x70' single-wide trailer