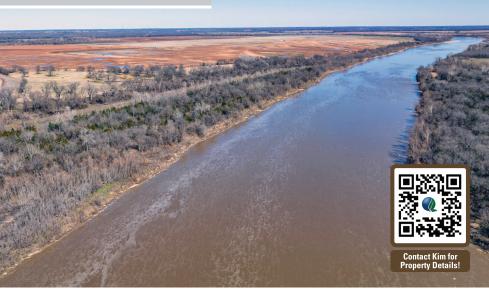
For Sale

3,632± ACRES OF IRRIGATED FARMLAND BENNINGTON, OK



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

BENNINGTON, OK







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AltaTerra Premier Properties

For Sale

3,632± ACRES OF IRRIGATED FARMLAND BENNINGTON, OK



Property Location: 3168 Hyde Lake Rd, Bennington, OK 74723 | Listing Price: \$22,500,000

AltaTerraPremier.com



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J.W. Ross, Broker, Realtree Land Pro Expert 903-491-1719 • OK Lic #170178

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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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Real Estate

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Realty & Auction



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 landPrime 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