

Miller Farm

5,360.43± acres | \$15,009,204 | Wakita, Oklahoma | Grant County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Miller Farm

We are proud to have the exclusive listing on the 5,360.43 ± acre Miller Farm in Grant County near the town of Wakita, Oklahoma.

Description • Topography

The Miller Farm is made up of 13 tracts totaling 5,360.43± acres ranging in size from 160± acres to 1,022.15± acres. At one time most of the farm was in cultivation, today all but 320± acres has been planted back into grass and has been fenced and cross fenced for cattle production. The topography of these tracts are mostly level to gently rolling with an outstanding turf of native and improved grasses. These tracts are all open prairie country with little to no brush, and a small scattering of hardwood trees.

Average annual rainfall for the Miller Farm is 33.5 inches.













Improvements

The farm is improved with a nice set of livestock/shipping pens with a hydraulic squeeze chute. There is also an overhead feed bin that will convey with the sale of the farm. Each pasture also has a catch pen.

In the town of Wakita, the farm also owns a .3-acre lot that is at the corner of Main St. and Maple St. It features a 100'x40' shop, a 60'x40' shop, and a stack lot. This lot and buildings are included in the sale of the farm and offer great storage for equipment and shops to work in.











Water

The Miller Farm is considered to be very well watered with 2 electric submersible water wells, 14 solar water wells, four taps on rural water, and 31 earthen stock ponds.









Wildlife • Hunting

Hunting on the Miller farm is considered to be outstanding with game species that include White Tail Deer, Dove Quail, Turkey, Pheasant, and exceptional waterfowl hunting.





Shale Pit

On the very southeastern end of these tracts there is a shale pit that is currently being mined and is leased out to a tenant. This pit is 30± acres, and is mined for road material. This pit provides great additional income for the farm.











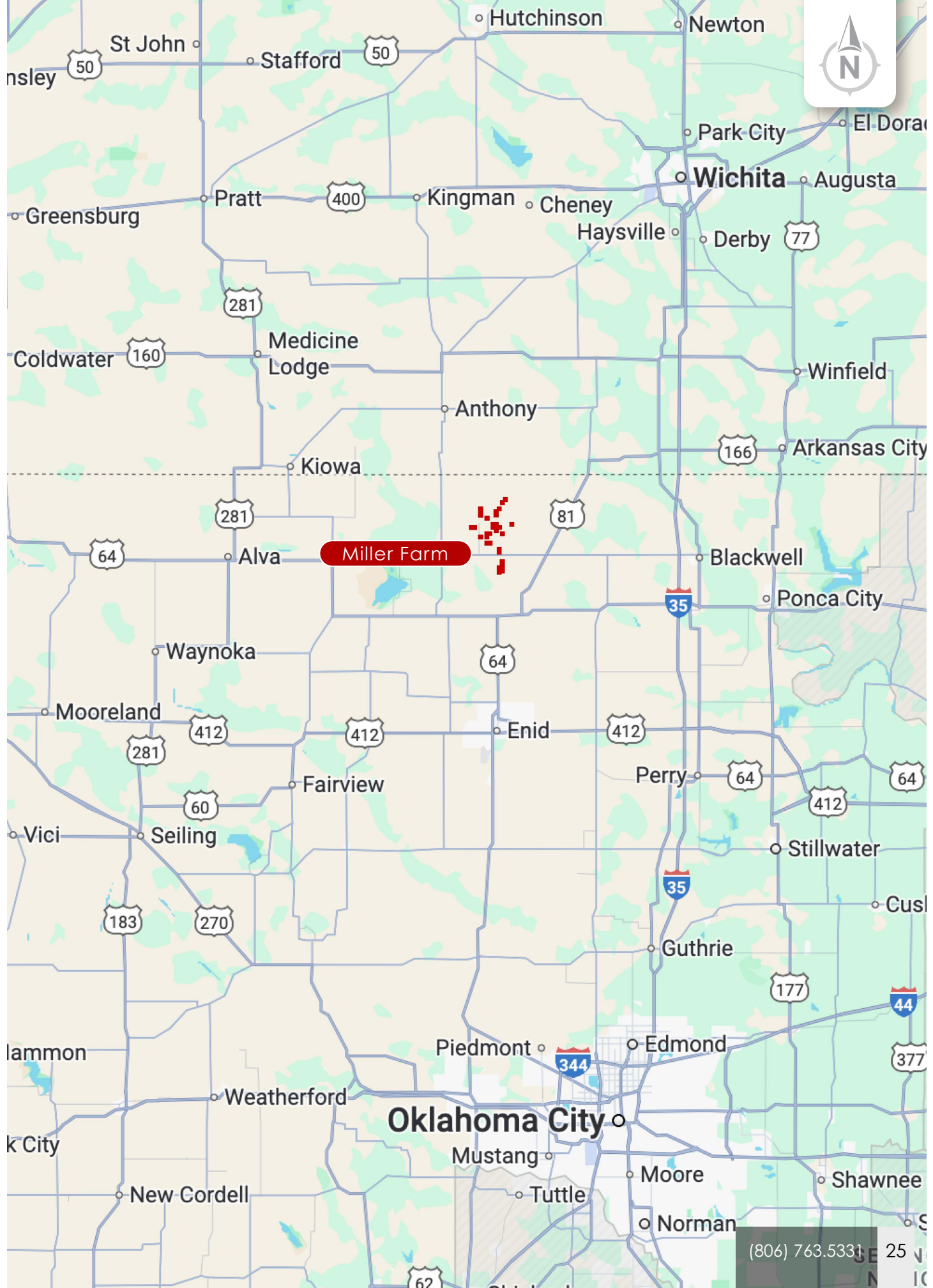
Broker Remarks • Pricing

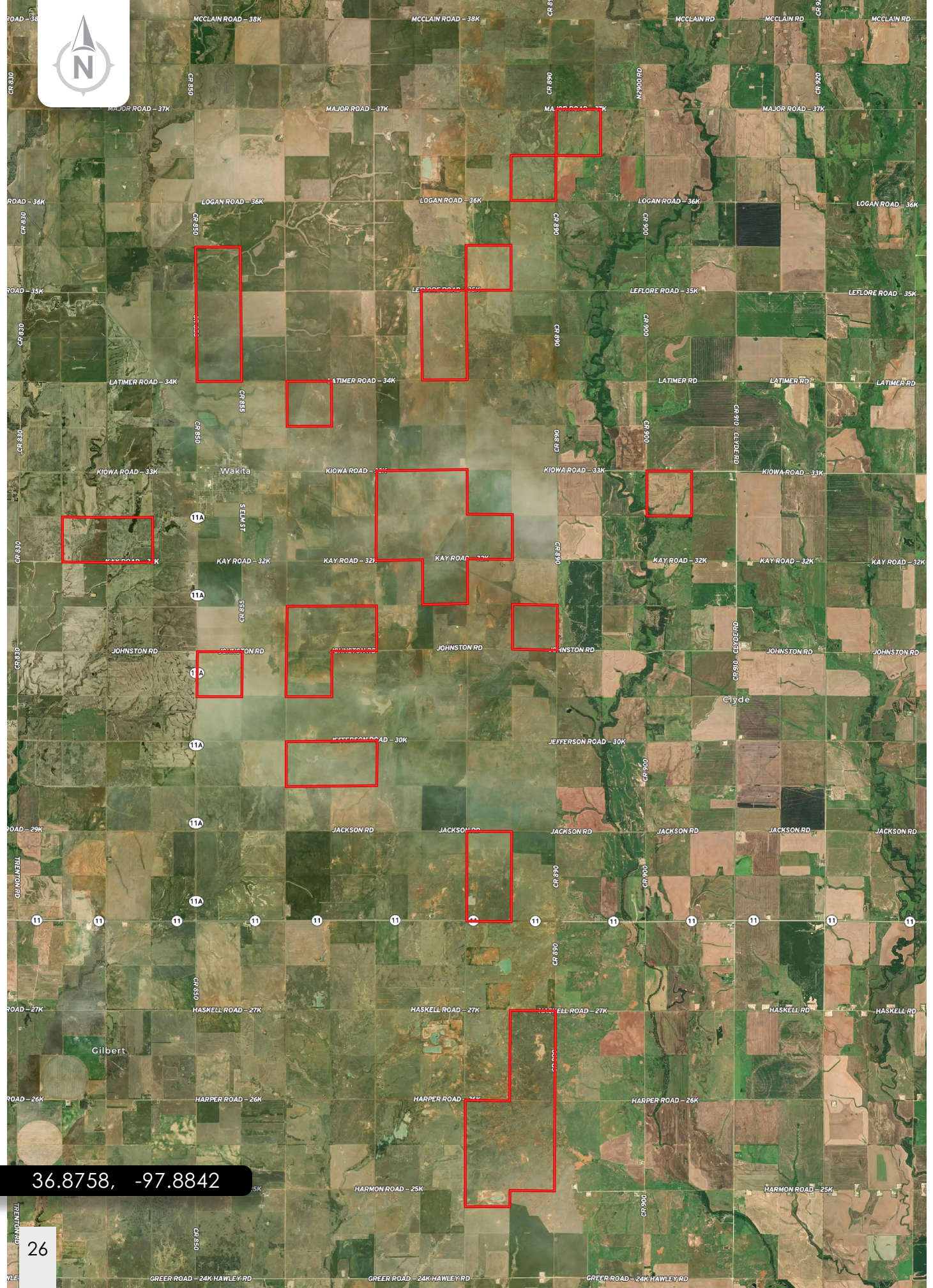
If you are in the market for a highly productive cattle property with good hunting, please give the Miller Farm your full consideration. This farm can continue to be operated as is, or someone could choose to break some of it back out into cultivation. This farm is realistically priced at \$2,800 per acre. This property is listed exclusively by Chas. S. Middleton and Son, LLC, and Bill E Newman Real Estate, LLC.

For more information or to schedule a showing,
please call Brendan Garrison (806) 790-5900, Dane Mount (940) 839-6247,
or Bill Newman (806) 676-8599.

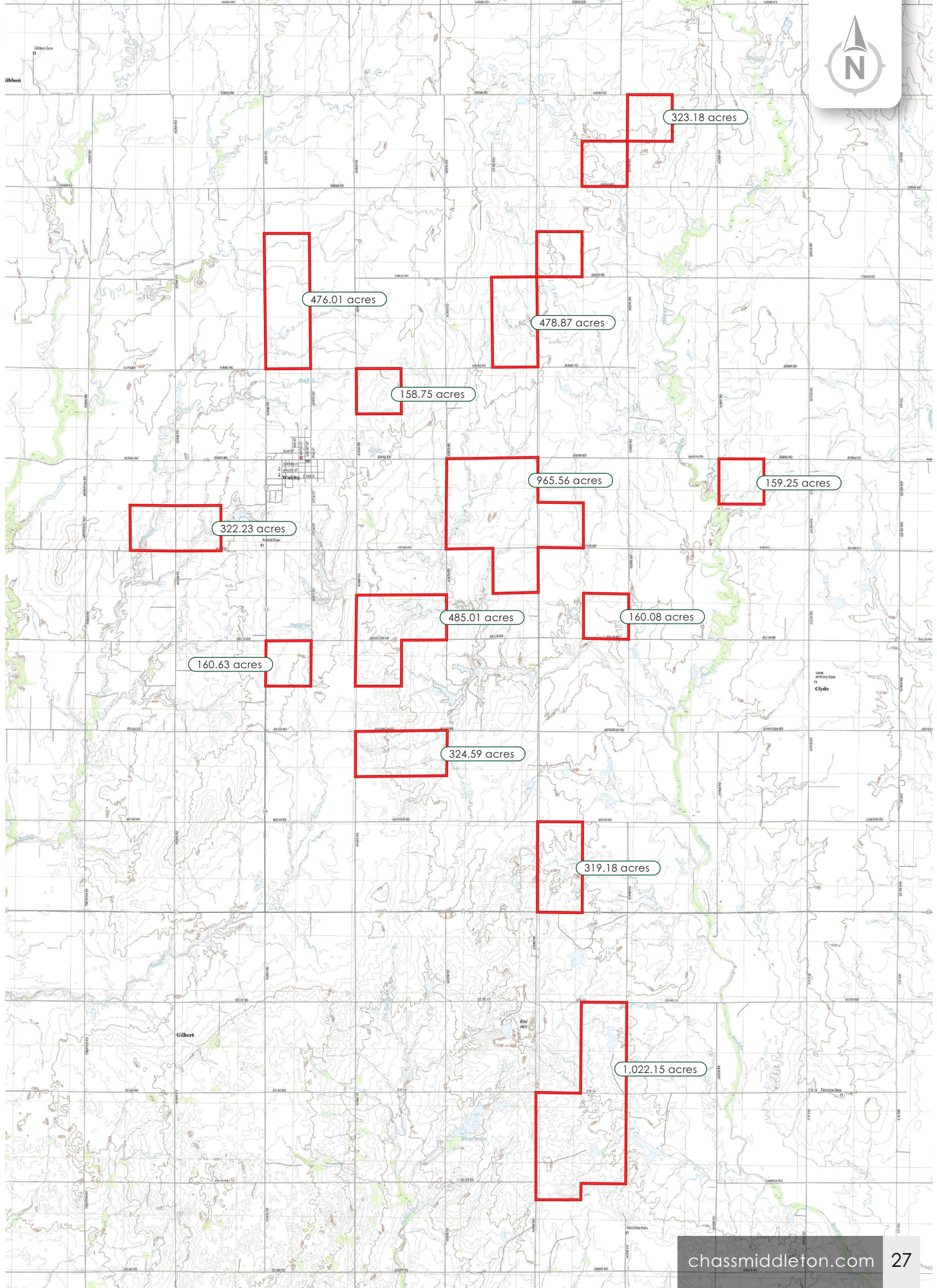






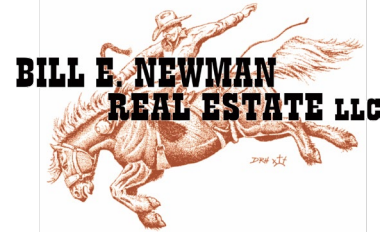


36.8758, -97.8842



Offered Co-Exclusively by

Chas. S. Middleton
— AND SON LLC —
FARM - RANCH SALES AND APPRAISALS
Est. 1920



Dane Mount

Associate Broker • TX, OK, NM

(940) 839.6247
dane@csmansion.com

Brendan Garrison

Associate Broker • TX
Real Estate Sales Agent • OK, KS

(806) 790.5900
brendan@csmansion.com

Bill Newman

Real Estate Broker • OK

(806) 676-8599
bnewman@ptsi.net



(806) 763.5331

chasmiddleton.com



YouTube

