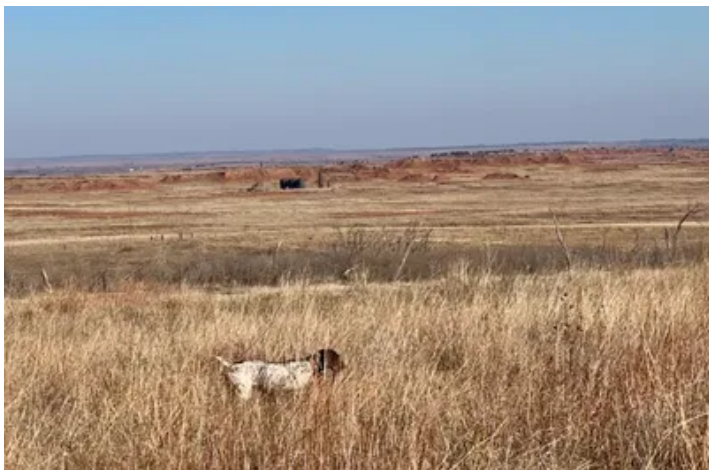


Campbell - Williams Place  
00  
Alva, OK 73717

**\$1,305,825**  
760± Acres  
Woods County



**Campbell - Williams Place**  
**Alva, OK / Woods County**

---

**SUMMARY**

**Address**

00

**City, State Zip**

Alva, OK 73717

**County**

Woods County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

36.954587 / -98.878915

**Taxes (Annually)**

550

**Acreage**

760

**Price**

\$1,305,825

**Property Website**

<https://greatplainslandcompany.com/detail/campbell-williams-place-woods-oklahoma/66960/>



## Campbell - Williams Place Alva, OK / Woods County

---

### **PROPERTY DESCRIPTION**

Welcome to the Campbell - Williams Place, an exceptional 760+/- acre property that is as unique as it is breathtaking! This land boasts striking, productive terrain that showcases nature's beauty and versatility.

A portion of the ranch, 106.38 acres, is enrolled in the Conservation Reserve Program (CRP), bringing in an annual income of \$2,313. On the southern end, a thick grassy draw runs east to west, providing excellent wet-weather drainage and acting as a habitat for diverse wildlife. This area of Woods county is known for its giant whitetail deer and this property will sure enough have one traveling through it! This acreage, with its signature red dirt and rugged "Badlands" style bluffs, features deep cuts and plateaus, supporting robust grasses ideal for cattle grazing.

The ranch is equipped with three ponds for livestock and includes a windmill on the southern edge, located within the CRP acreage. Power lines trace the property's boundary, and several elevated points across the landscape offer incredible views perfect for a scenic homesite. The diverse elevations and expansive views create a remarkable opportunity for long-range shooting enthusiasts to establish an ideal rifle range across the dramatic landscape as well!

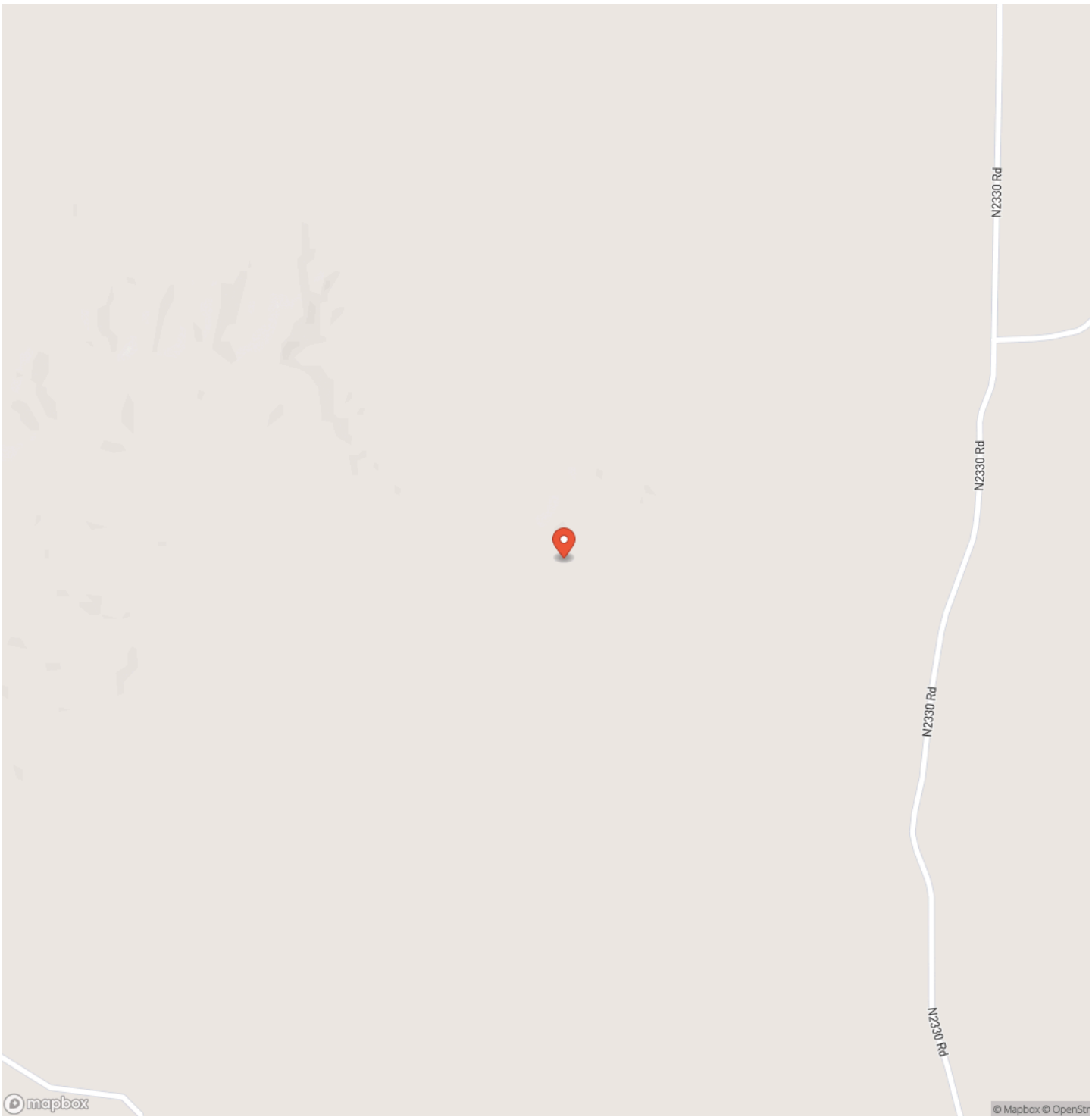
With its unique features, sustainable grazing potential and excellent hunting grounds, this property is a paradise for hunters, ranchers, and outdoor enthusiasts alike. Don't miss the chance to own this one-of-a-kind ranch. Contact Ky Pfleider today for more information and to schedule a showing. [580-430-7005](tel:580-430-7005)



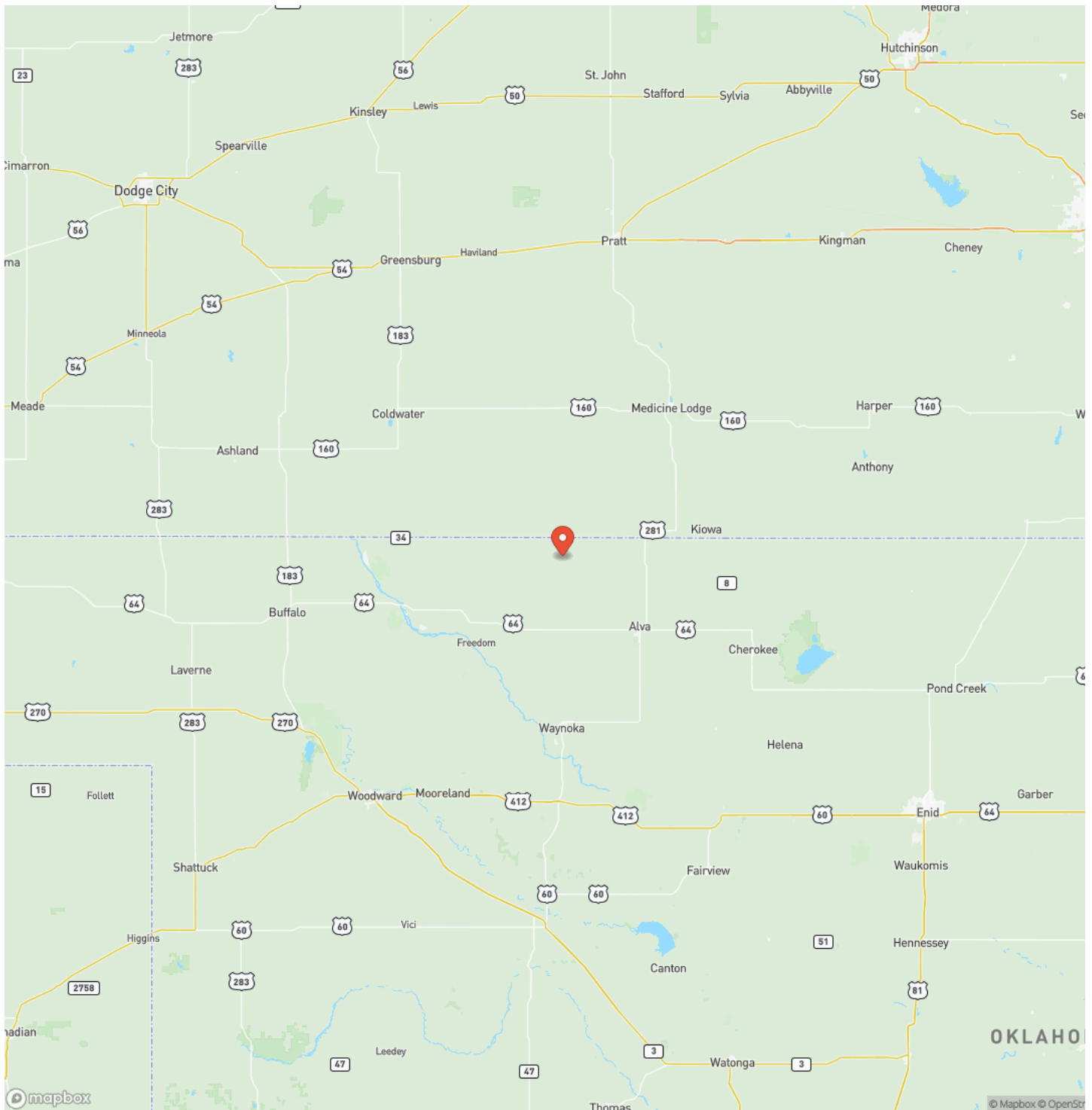
Campbell - Williams Place  
Alva, OK / Woods County



# Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ky Pfleider

## Mobile

(580) 430-7005

## Email

ky@greatplains.land

**Address**

City / State / Zip

## NOTES

[illegible]

[illegible]

**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Great Plains Land Company**  
501 N. Walker St.  
Oklahoma City, OK 73102  
(405) 255-0051  
[greatplainslandcompany.com](http://greatplainslandcompany.com)

---

