

Beaver County Paradise
HC 3 Box 10
Beaver, OK 73932

\$893,000
320± Acres
Beaver County



Beaver County Paradise
Beaver, OK / Beaver County

SUMMARY

Address

HC 3 Box 10

City, State Zip

Beaver, OK 73932

County

Beaver County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

36.8081143 / -100.51449

Dwelling Square Feet

2784

Bedrooms / Bathrooms

3 / 2

Acreage

320

Price

\$893,000

Property Website

<https://greatplainslandcompany.com/detail/beaver-county-paradise-beaver-oklahoma/27958/>



PROPERTY DESCRIPTION

Experience the allure of a well-kept and meticulously maintained 320-acre property available for sale in Beaver County. Situated conveniently with highway access on the east side and county road access bordering the north side, this property offers excellent connectivity and ease of access.

At the heart of the estate, you'll find a charming 2780+/- square-foot brick home, surrounded by classic white metal fencing. Currently utilized as a hunting lodge, the house provides ample sleeping arrangements, ensuring comfort for guests. The property also includes essential features such as a storm cellar, a garage, a patio, and a collection of seven sheds and outbuildings, catering to various storage needs. Additionally, a practical lean-to, pens, and a corral system are seamlessly incorporated into the property, enhancing its functionality.

As you explore the property towards the west, you'll encounter a delightful pond embraced by beautiful landscaping. The beauty and luxuries are added by concrete paths, a pergola, a dock, and a charming bridge. The pond itself is stocked with a variety of fish, offering the perfect setting for fishing enthusiasts and grandkids. With approximately 75 acres dedicated to the Conservation Reserve Program (CRP), the property also demonstrates a commitment to environmental preservation. The remaining land is well-suited for grazing and features a solar panel water well, along with secure five-wire fencing encompassing the property.

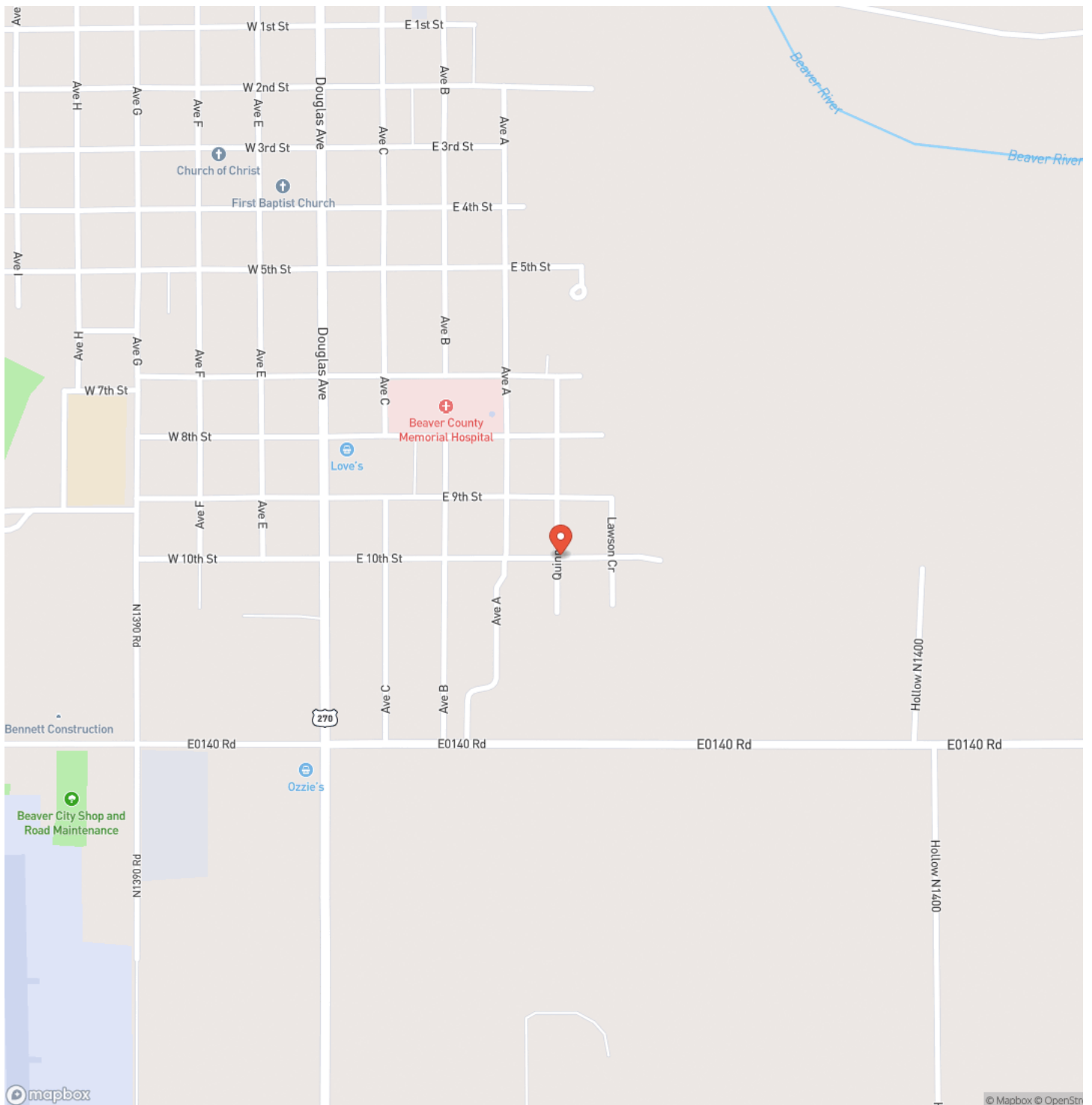
Wildlife enthusiasts will appreciate the natural beauty surrounding the property, with frequent sightings of whitetail and Mule deer, as well as the presence of quail and other wildlife. This exceptional 320-acre property in Beaver County presents an opportunity for all lifestyles. With its well-maintained residence, stunning landscaping, diverse wildlife, and convenient amenities, this property offers a promising prospect for those seeking a balanced and enjoyable rural experience.

- N/2 13-3N-23E
- 1 HR from Guymon OK
- 45 mins from Liberal KS
- 5 mins from Beaver OK
- 2.5 hrs from Amarillo TX
- An abundance of water
- Wildlife
- House and outbuildings
- Electric
- Grazing
- Hunting
- Fishing
- Living

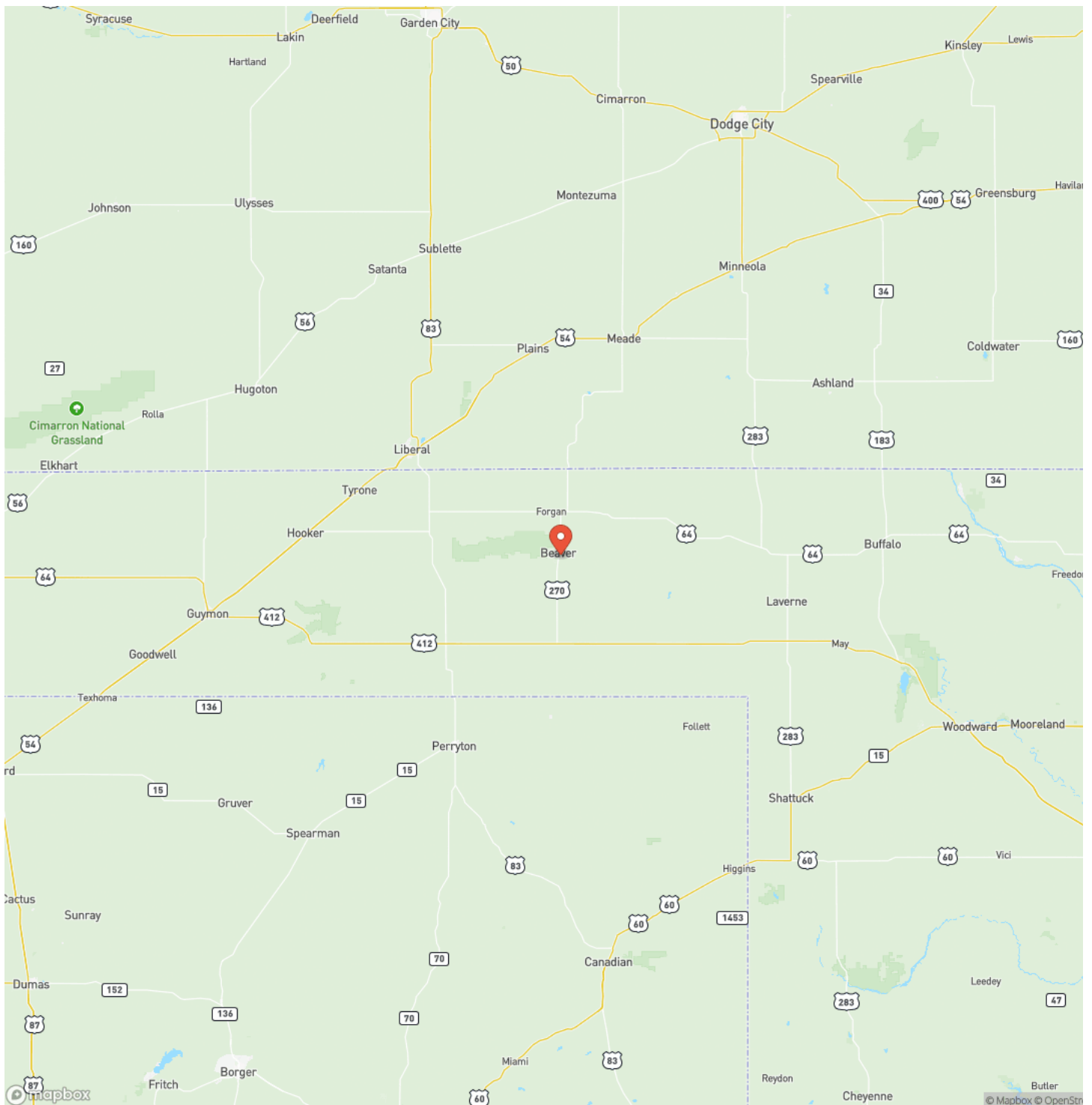
Beaver County Paradise
Beaver, OK / Beaver County



Locator Map



Locator Map



Satellite Map



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DISCLAIMERS

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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 CO.

MORE INFO ONLINE:

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