

Pechin Ranch
Waynoka, OK 73860

\$750,000
440± Acres
Woods County



Pechin Ranch
Waynoka, OK / Woods County

SUMMARY

City, State Zip

Waynoka, OK 73860

County

Woods County

Type

Hunting Land, Ranches, Recreational Land, Farms

Latitude / Longitude

36.53829 / -98.711169

Taxes (Annually)

370

Acreage

440

Price

\$750,000

Property Website

<https://greatplainslandcompany.com/detail/pechin-ranch-woods-oklahoma/50283/>



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PROPERTY DESCRIPTION

Introducing the ***Pechin Ranch***, an acreage of land in the rolling sand hills of southern Woods County with a unique history. This property has been in the family for roughly 130 years since the Oklahoma land rush, and now it's up for grabs for the first time.

Spreading across 440 acres, this ranch has everything from big pastures and rolling sand hills, to plum thickets, water catch areas, cedar trees, and even some mature cottonwoods. It's a great location for a cattle ranch, thanks to good fencing, lush grass, and a couple of wells and ponds for water.

Cattle grazing isn't the only positive, if you're into hunting, this place has a ton of potential. With the thickets and ragweed, it's proven home to a healthy population of Bobwhite quail. Plus, Woods County is known for some of the best deer hunting in the state of Oklahoma, and this property is no exception with its perfect location for giant whitetail deer.

You've got options with the Pechin Ranch. It's offered in three ways: the whole 440 acres, the main 360 acres, or an additional 80 acres across the county road. So, whether you're dreaming of a big spread or a more manageable chunk, there's something for everyone.

Getting around is easy with county roads from the north and west, and there's a power line along the northern border. Whether someone is interested in maintaining the property's legacy as a cattle ranch, pursuing hunting opportunities, or a combination of both, the Pechin Ranch is more than just land. It's a piece of history with different possibilities for anyone looking to make it their own.

no minerals

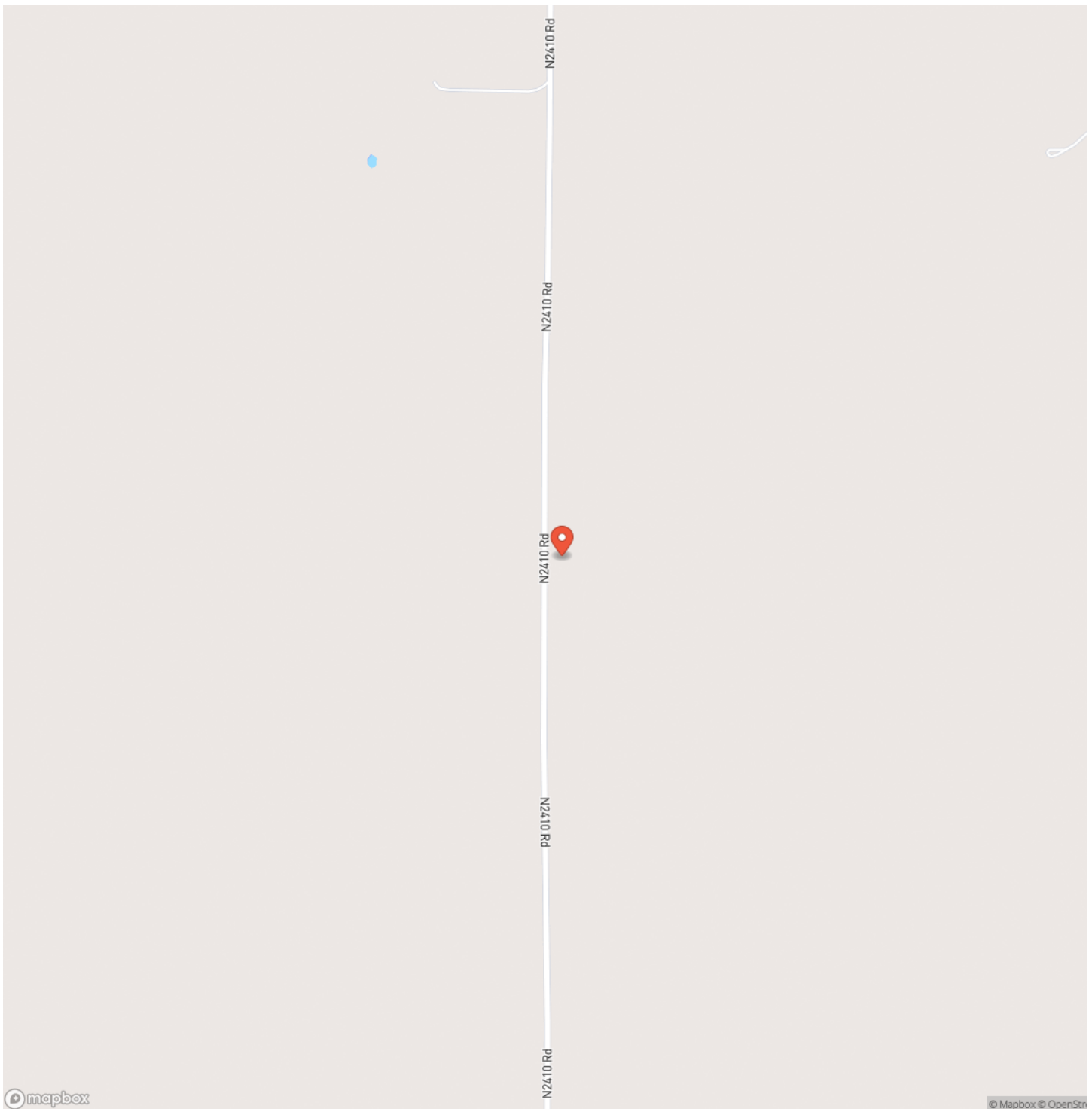
Check Map for 360 Viewing

- Excellent Deer Hunting
- Proven Quail Country
- Cottonwood trees
- Large Plum Thickets
- Scattered Cedar trees
- Rolling Sand Hills
- Water wells
- good fencing
- SandHills Wildlife Management Area - 6 miles
- Little Sahara State Park - 17 miles
- Alva, OK - 20 miles

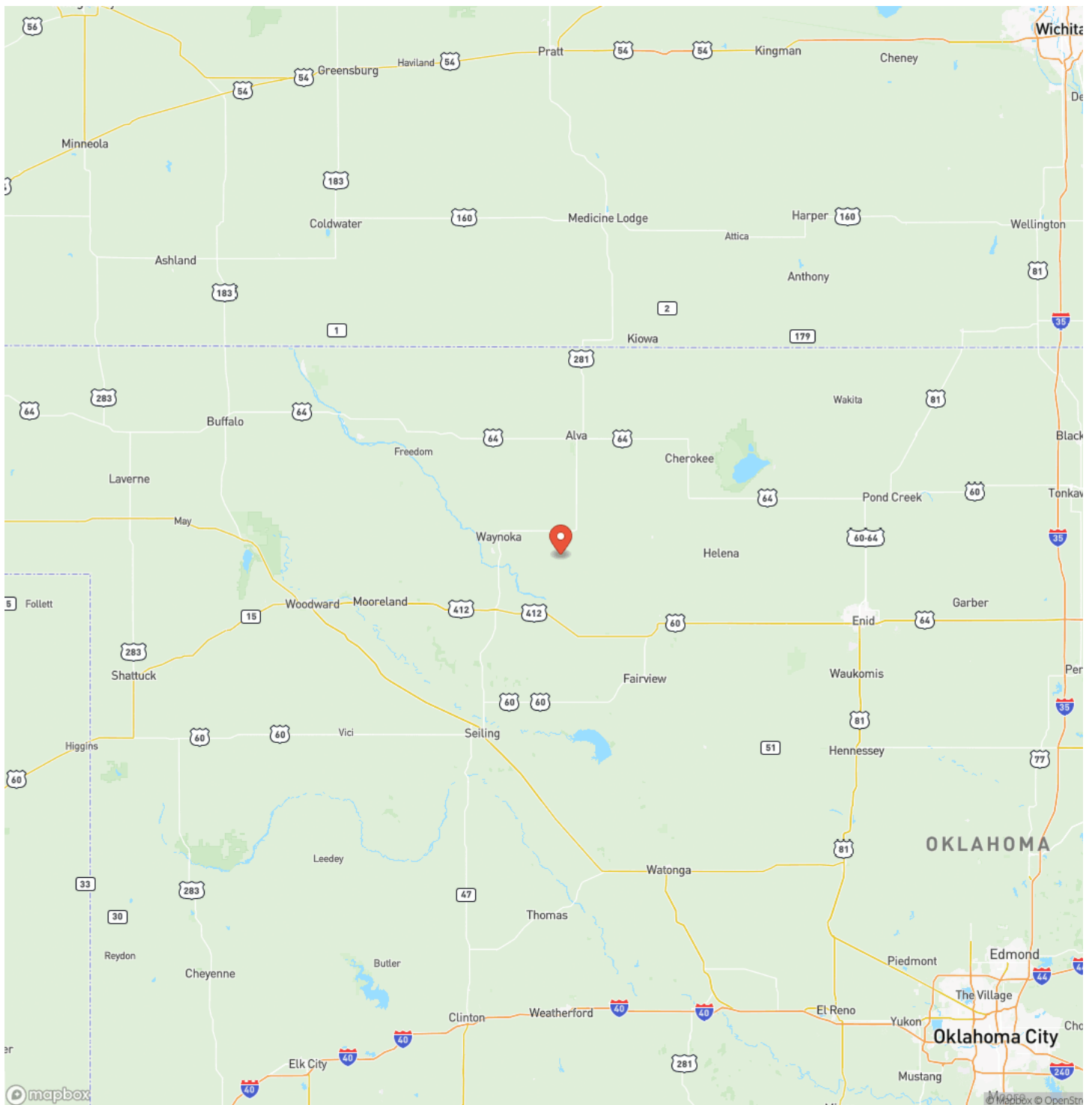




Locator Map



Locator Map



Satellite Map



Pechin Ranch
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LISTING REPRESENTATIVE

For more information contact:



Representative

Ky Pfleider

Mobile

(580) 430-7005

Email

ky@greatplains.land

Address

City / State / Zip

Alva, OK 73717

NOTES

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MORE INFO ONLINE:

greatplainslandcompany.com

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GREAT PLAINS

LAND CO.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

