

Snoopy Tanks 1120
Buffalo, OK 73834

\$1,960,000
1,120± Acres
Harper County



Snoopy Tanks 1120
Buffalo, OK / Harper County

SUMMARY

City, State Zip

Buffalo, OK 73834

County

Harper County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.906552 / -99.430123

Taxes (Annually)

1840

Dwelling Square Feet

1070

Bedrooms / Bathrooms

2 / 1

Acreage

1,120

Price

\$1,960,000

Property Website

<https://greatplainslandcompany.com/detail/snoopy-tanks-1120-harper-oklahoma/41268/>



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PROPERTY DESCRIPTION

Offering a 1120-acre ranch in the beautiful northeast Harper County, Oklahoma, this property boasts stunning views of the Cimarron River and is a fantastic opportunity for the outdoorsman. The property's location sets just 5.5 miles off the Kansas line and 1 mile west of the Cimarron River. This area in general is known for and has been managed to produce big whitetail deer.

With roughly 151 acres of farm ground, 49 acres of enrolled CRP (Conservation Reserve Program) program, and the rest consisting of pasture and big terrain, this ranch provides a diverse landscape that can cater to various interests. The farm ground can be utilized for agricultural activities and pulling wildlife from surrounding areas, while the CRP land promotes conservation and wildlife habitat. The remaining pasture and big terrain offers plenty of space and opportunities for recreational activities as well as running your cattle herd.

While minerals are not included in the sale, it's mentioned that negotiations are possible. This allows potential buyers to explore the possibility of acquiring mineral rights along with the property.

The old Homestead on-site, despite needing some TLC and renovations, presents an exciting opportunity to create a unique hunting camp or a rustic getaway. Renovating the Homestead can add charm and character to the property, making it an even more attractive destination for outdoor enthusiasts.

There are two existing agriculture leases on the property that will expire the last day of February 2026, within the lease agreements are options that can be discussed at the time of inquiry.

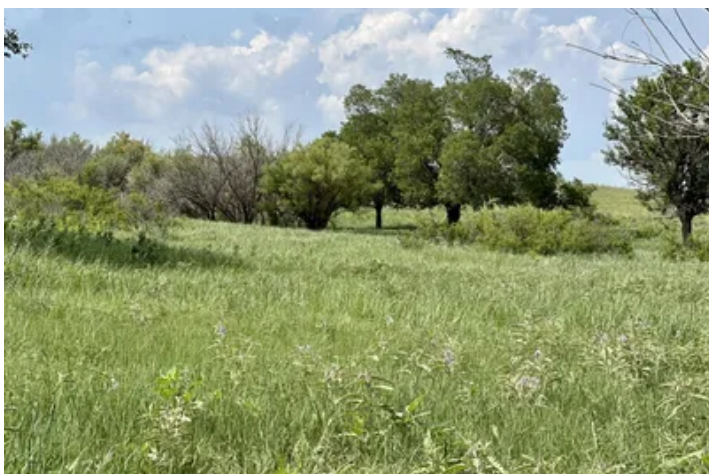
Overall, this 1120-acre ranch in northeast Harper County, Oklahoma, offers a diverse landscape, views of the Cimarron River, and a potential for various outdoor activities. It is an exceptional opportunity for those seeking a ranching lifestyle, recreational pursuits, or a peaceful retreat surrounded by natural beauty!

Check Map for 360 viewing.

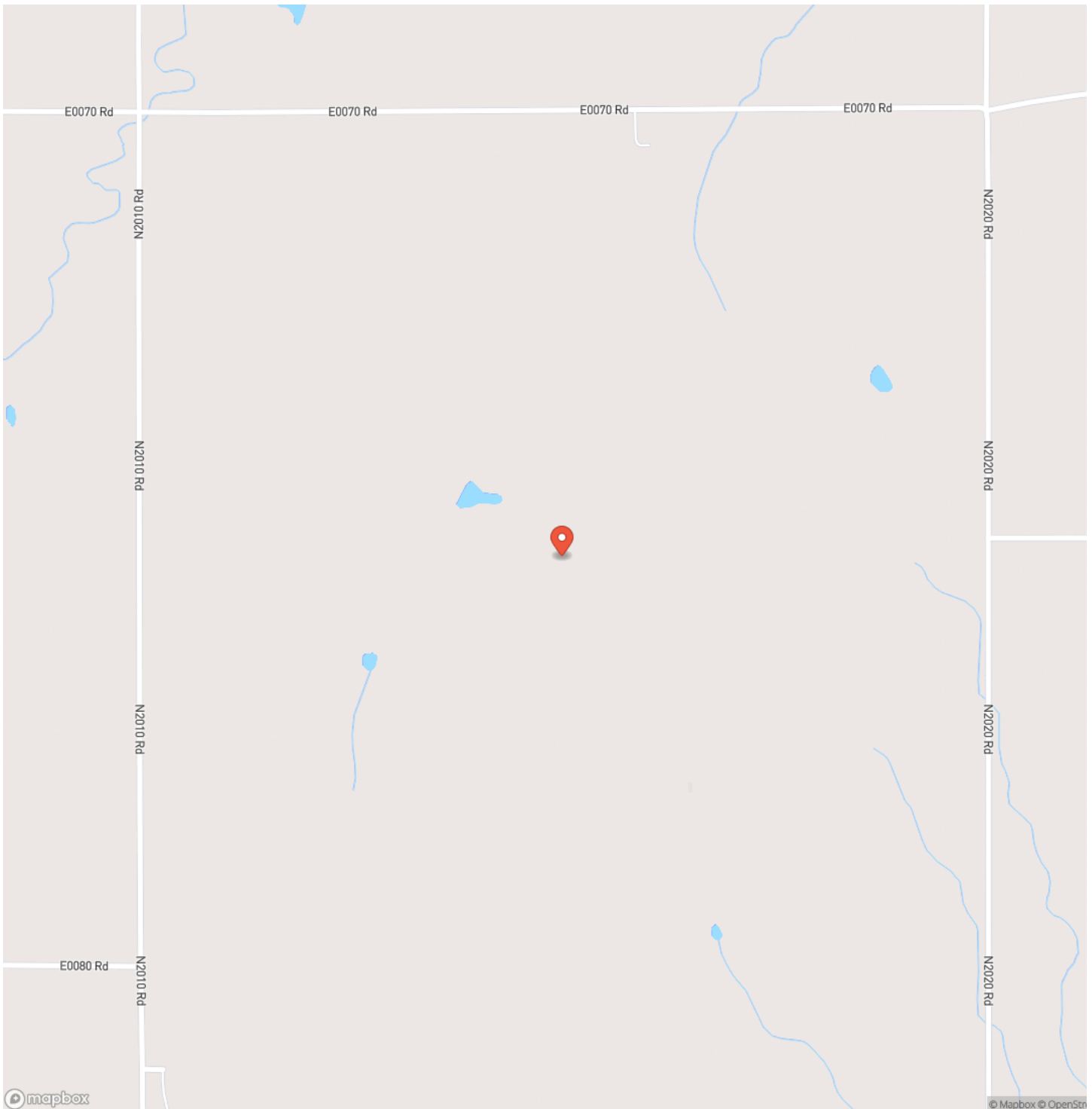
- 3 miles North of Highway 64
- 15 miles to Buffalo, OK
- 45 miles to Alva, OK
- 25 miles to Protection, KS
- 90 miles to Dodge City, KS
- 160 miles to Wichita, KS
- 175 miles to Oklahoma City, OK
- 210 miles to Amarillo, TX



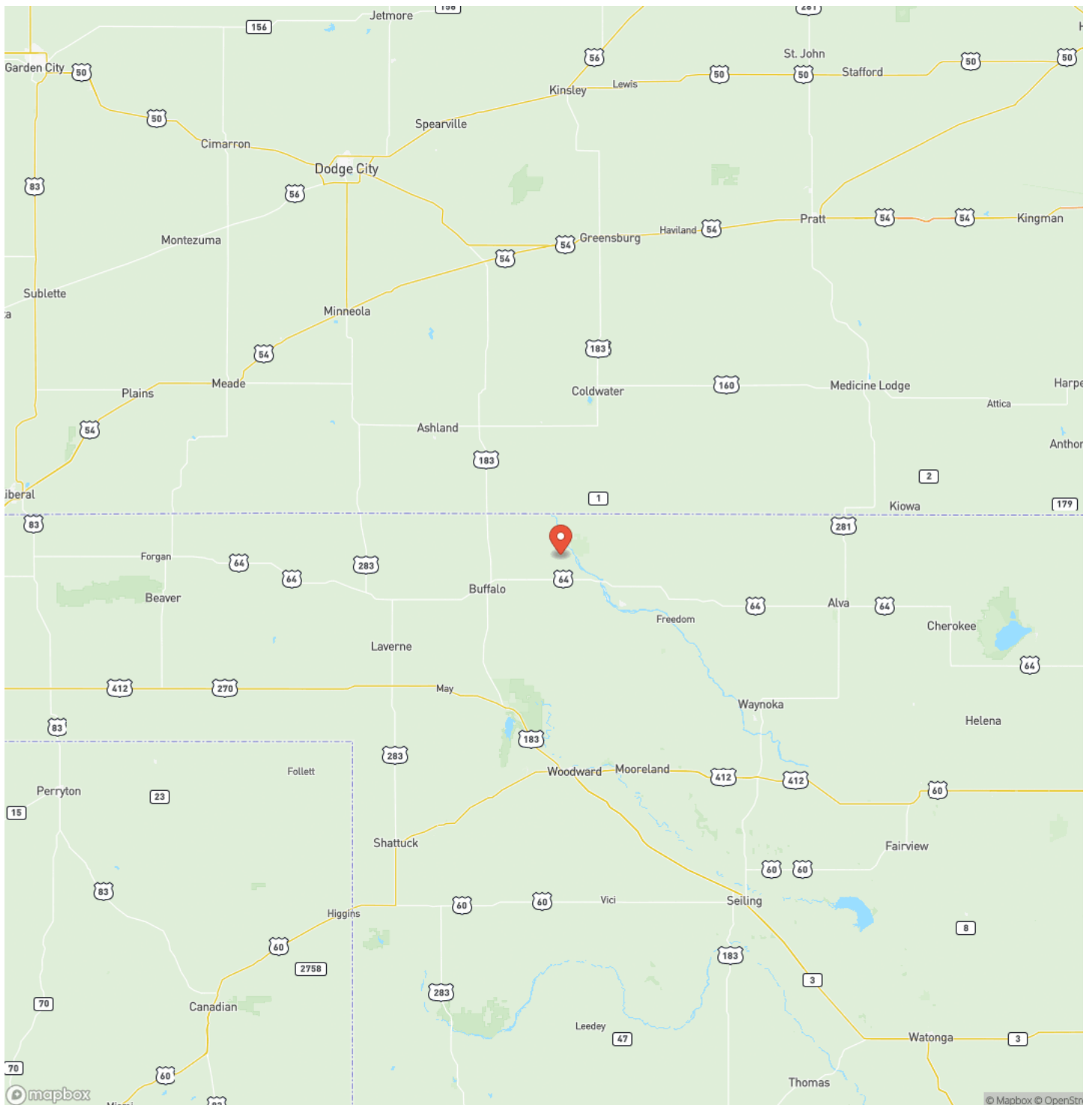
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Locator Map



Locator Map



Satellite Map



Snoopy Tanks 1120
Buffalo, OK / Harper County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ky Pfleider

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Address

City / State / Zip

Alva, OK 73717

NOTES



MORE INFO ONLINE:

greatplainslandcompany.com

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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

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