

Dewey County River Ranch
000
Taloga, OK 73667

\$1,500,000
558.250± Acres
Dewey County



Dewey County River Ranch
Taloga, OK / Dewey County

SUMMARY

Address

000

City, State Zip

Taloga, OK 73667

County

Dewey County

Type

Farms, Commercial, Business Opportunity, Riverfront, Recreational Land, Ranches, Hunting Land

Latitude / Longitude

35.913503 / -99.053451

Acreage

558.250

Price

\$1,500,000

Property Website

<https://greatplainslandcompany.com/detail/dewey-county-river-ranch-dewey-oklahoma/76599/>



PROPERTY DESCRIPTION

Dewey County River Ranch – Premier Production & Hunting Property Along the Canadian River

The Dewey County River Ranch is a top-tier production agriculture and hunting property, strategically located along the Canadian River on the bend between Taloga and Camargo, Oklahoma. Spanning approximately 560 acres of deeded and accretion land, this ranch provides an exceptional combination of farming income, livestock operations, and elite hunting opportunities.

High-Production Agriculture & Rental Income

This property offers strong income-generating potential through farming leases and cattle grazing, making it an attractive investment for agricultural operators and land investors.

Irrigation System

- Two center pivot irrigation systems nozzled at 700 gallons per minute, covering approximately 150 irrigated acres
- Four newly drilled 8-inch cased wells, with a combined output of 1,000 gallons per minute pumped through a 6-inch pipe
- Gas line and control panel installed at the well sites—once a generator and roughly 1,400 feet of pipe laid and tied in, the irrigation system will be fully operational.
- All irrigation equipment stays with the sale.

Farming Rental Income

- The irrigated acres can be leased to a local producer, providing consistent passive income for the owner.
- Currently planted in wheat, this ground can easily be rotated into alfalfa, milo, or other high-yield crops to support both farming and wildlife.
- Additional dryland acres and native grazing pasture add to the ranch's agricultural productivity.

Cattle Operations

- Several strategically placed water tanks ensure a reliable water supply for livestock.
 - The rolling grassland between the tillable and river provides ideal grazing with natural windbreaks and abundant forage.
 - Fenced and cross-fenced for rotational grazing, maximizing cattle efficiency.
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Elite Hunting & Recreation Along the Canadian River

This ranch is a prime recreational hunting destination, sitting along a highly sought-after stretch of the Canadian River. The river bottom is a travel corridor and its habitat attracts a wide variety of trophy game, making this a turnkey hunting property with additional opportunities to increase wildlife numbers through strategic land management.

Trophy Whitetail & Elk Hunting

- This area is known for producing giant whitetail bucks, with excellent genetics and age structure.
- Elk hunting is a major bonus, this region along the river consistently holds resident elk herds, a rare and valuable feature in Oklahoma.

Diverse Game & Hunting Setups

- Abundant wild pigs, turkey, upland game birds, and waterfowl, and other small game provide year-round hunting opportunities.

- Established thickets, grasslands, and tree skeletons from past fires create ideal bedding and cover for wildlife.
- Adding food plots like alfalfa or milo along with the wheat in the irrigated fields would significantly enhance wildlife attraction.

Water Sources & Habitat Development

- Multiple water table potholes have been dug and are currently holding water, attracting both game and waterfowl.
- Water wells and tanks positioned throughout the property help sustain wildlife and livestock year-round.

All-Weather Access & Camp Setup

- A blacktop farm-to-market road runs along the west side of the ranch, providing excellent year-round access.
 - A developed campsite with electricity and meters is already in place, perfect for hunting retreats or weekend stays.
 - Extensive trail network allows for easy navigation and game retrieval.
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Turnkey Investment for Farming & Hunting

Whether you're looking for a high-production farm with rental income potential, a cattle operation, or a top-end high caliber recreational hunting ranch, the Dewey County River Ranch offers the best of both worlds.

- 150 irrigated acres with full irrigation infrastructure
- Reliable farm rental income potential & cattle grazing
- Trophy whitetail, elk, pigs, upland birds & waterfowl
- Ideal food plot locations & year-round water sources
- Prime location on the Canadian River between Taloga & Camargo
- Turnkey electricity, water, and campsite setup

This is a rare chance to own a premier combination farm and hunting property in one of Oklahoma's most desirable river bottom regions. Contact Listing agent Ky Pfleider for more information and your private showing @ [580-430-7005](tel:580-430-7005).

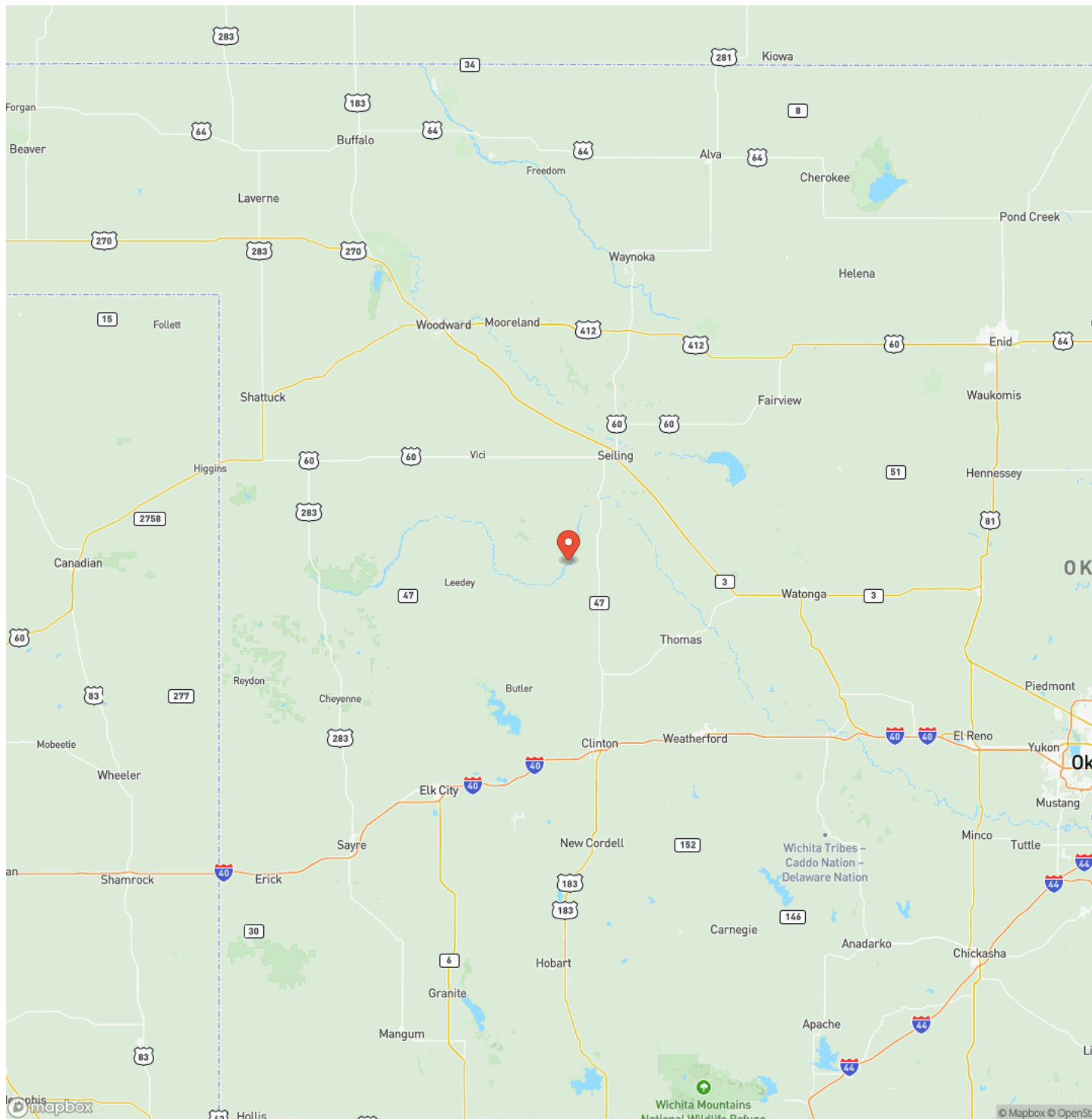
Dewey County River Ranch
Taloga, OK / Dewey County



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

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MORE INFO ONLINE:
greatplainslandcompany.com

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