

Pechin Ranch 80
Waynoka, OK 73860

\$160,000
80± Acres
Woods County



Pechin Ranch 80
Waynoka, OK / Woods County

SUMMARY

City, State Zip

Waynoka, OK 73860

County

Woods County

Type

Hunting Land, Recreational Land, Ranches, Farms

Latitude / Longitude

36.538658 / -98.71366

Taxes (Annually)

67

Acreage

80

Price

\$160,000

Property Website

<https://greatplainslandcompany.com/detail/pechin-ranch-80-woods-oklahoma/50365/>



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PROPERTY DESCRIPTION

Introducing the ***Pechin Ranch 80***, 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.

This acreage is extremely thick and has everything from big grass and rolling sand hills, to plum thickets, cedar trees, and other hardwoods. It's a great location for a small cattle ranch, thanks to good fencing, lush grass, and a good water well.

If you are into hunting, this place has a ton of potential. With the thickets, ragweed, and big grass, it is proven to have 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 and habitat for giant whitetail deer.

You've got options with the Pechin Ranch 80. Additionally, across the county road you have the option to purchase an additional 360 acres, totaling 440 acres of prime real estate. So, whether you're dreaming of a big spread or a more manageable chunk, there's something for everyone.

Getting around is easy with the north to south county road that borders the east side of this 80. Power is located half a mile to the north of this acreage. 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 80 is more than just land. It's a piece of history with different possibilities for anyone looking to make it their own.

no minerals

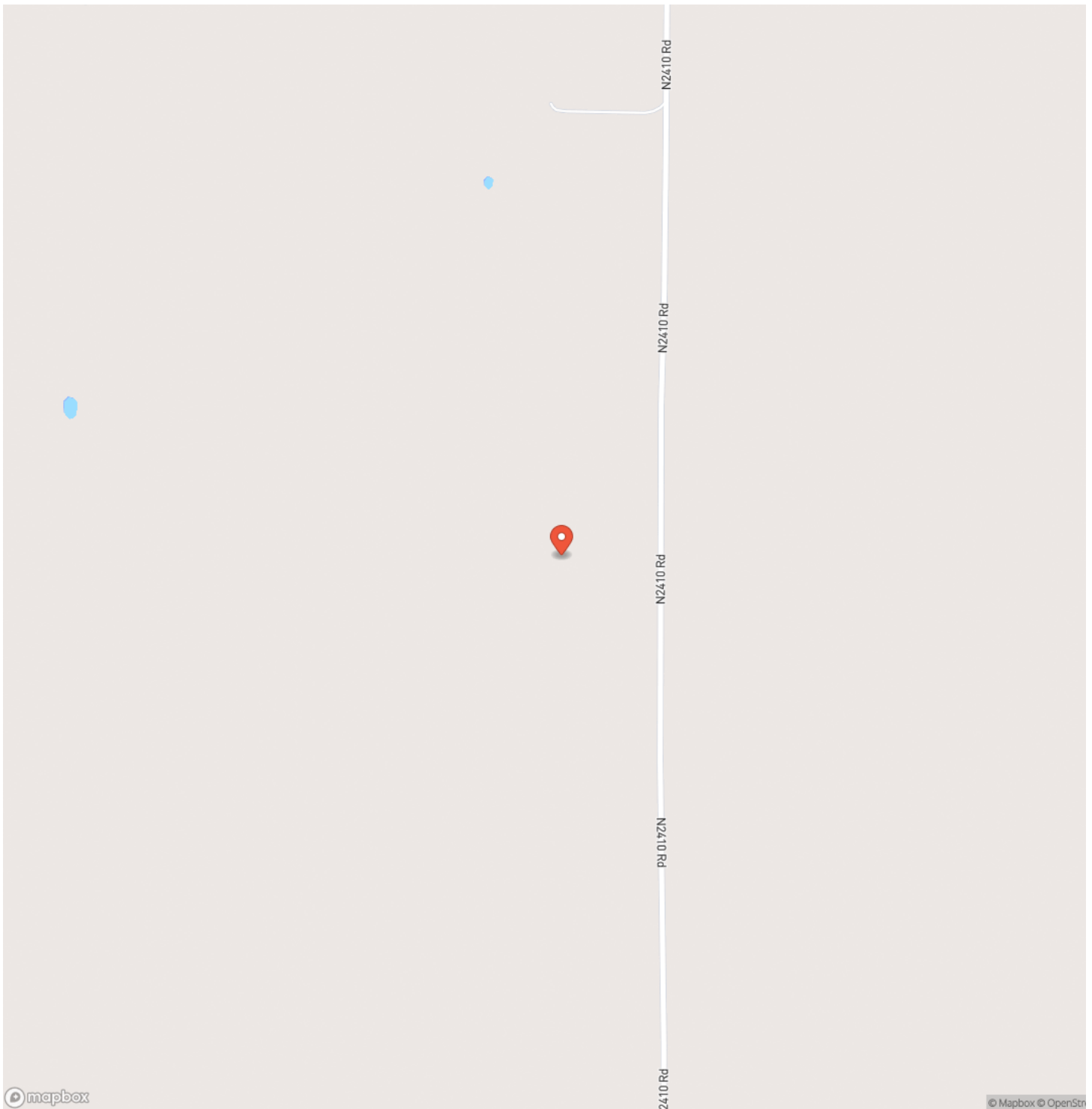
Check Map for 360 Viewing

- 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

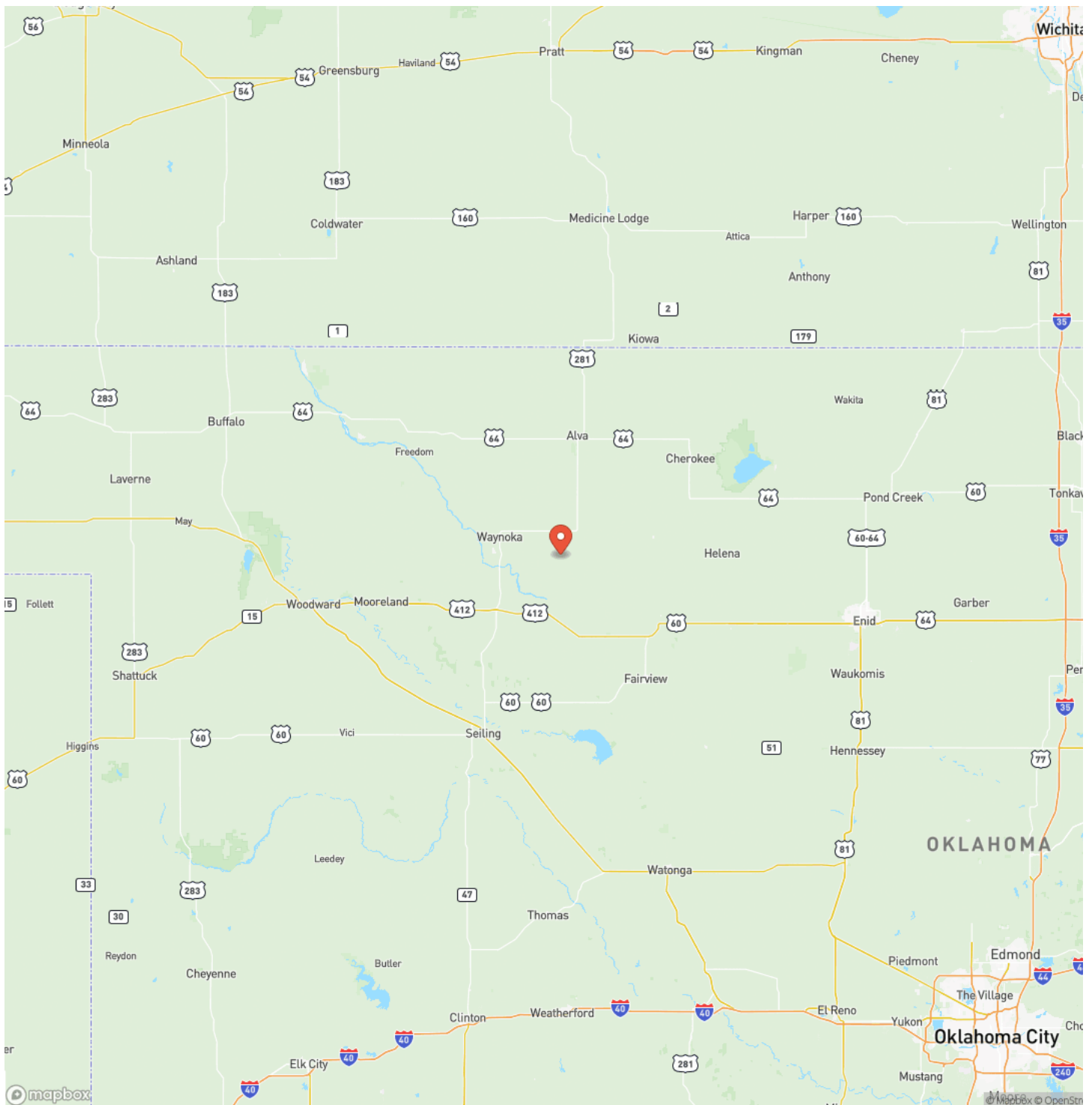




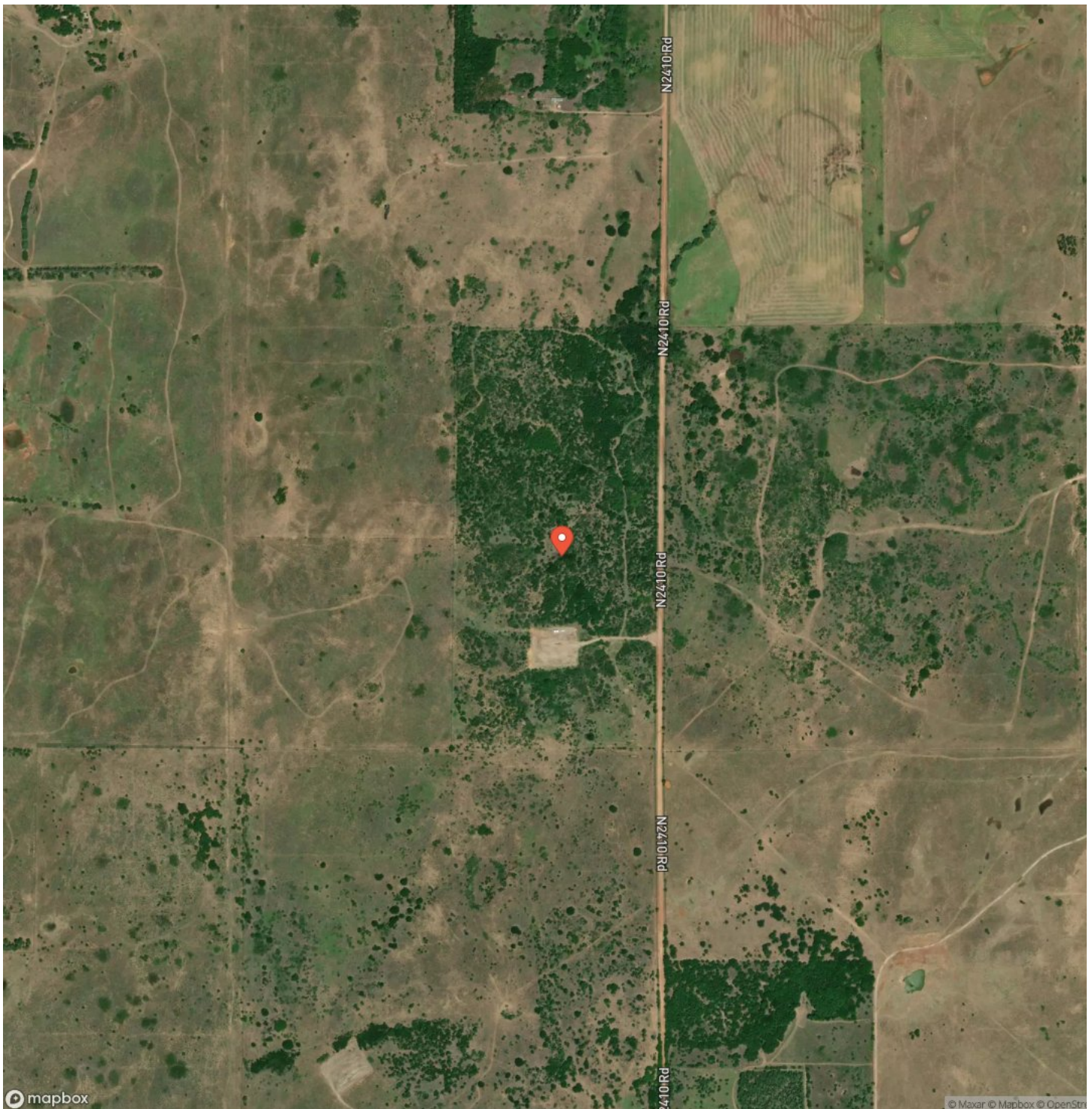
Locator Map



Locator Map



Satellite Map



Pechin Ranch 80
Waynoka, OK / Woods 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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.

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