

Campbell Ranch
Alva, OK 73717

\$2,310,000
925± Acres
Woods County



Campbell Ranch
Alva, OK / Woods County

SUMMARY

City, State Zip

Alva, OK 73717

County

Woods County

Type

Farms, Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude

36.981834 / -98.827857

Taxes (Annually)

1126

Acreage

925

Price

\$2,310,000

Property Website

<https://greatplainslandcompany.com/detail/campbell-ranch-woods-oklahoma/66959/>



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PROPERTY DESCRIPTION

Located just a quarter mile south of the Kansas border at the end of a secluded dead-end road, the Campbell Ranch spans 925 huntable acres along the Salt Fork River. This property boasts a unique mix of riverbottom farmland, rolling hills, and rugged terrain that make it truly one of a kind. Toward the northern end, the mouth of the Yellowstone flows into the Salt Fork, creating another corridor for traveling wildlife. The landscape is dotted with tree belts, plum thickets, and rich native grasses that foster ideal wildlife habitat.

This ranch has it all for hunters, with world-class whitetail deer frequenting the river corridor, thriving flocks of turkeys, and an excellent quail population, which has us all fired up for this hunting season. Alongside the Salt Fork River and Yellowstone creek, another live creek runs north to south along the western edge of the ranch, enhancing the property's hunting appeal.

Approximately 100 acres of tillable land stretch across the riverbottom, currently the farm ground is harvested milo, also, there are two ponds on the property, one of which consistently holds water and fish, offering the addition of waterfowl hunting and fishing. A working windmill along the main pasture road near the center of the ranch adds to the ranch's functionality and charm. For any hunter or outdoor enthusiast, this property is a must-see, offering a rare opportunity to experience exceptional wildlife and unmatched natural beauty along the Saltfork river. no minerals

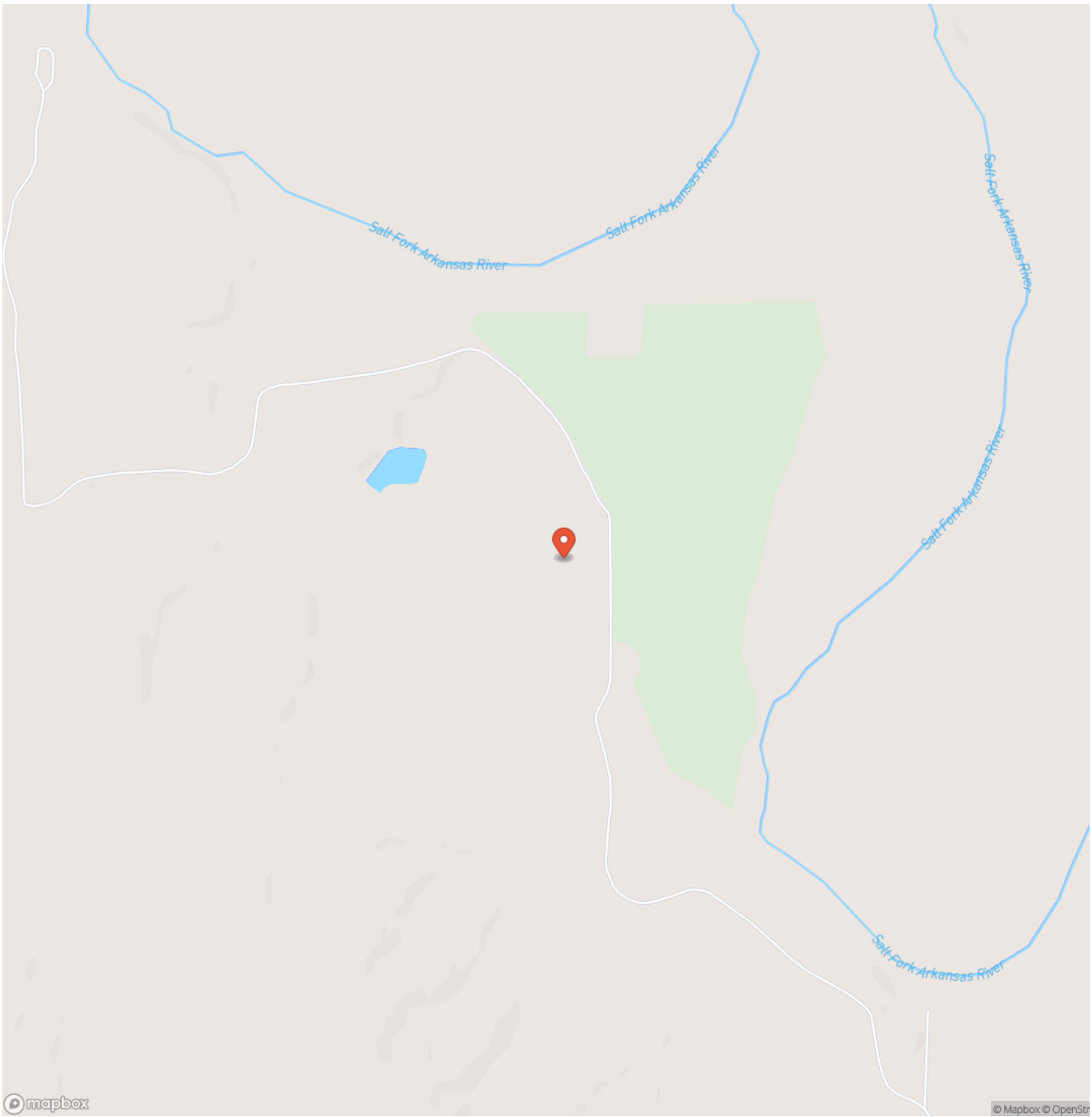
Check Land ID map for 360 viewing

- Alva, OK - 20 miles
- Coldwater, KS - 45 mins
- Wichita, KS - 150 miles
- OKC, OK - 170 miles
- World Class Whitetails
- Flocks of Turkeys
- Coveys of Quail
- River Front

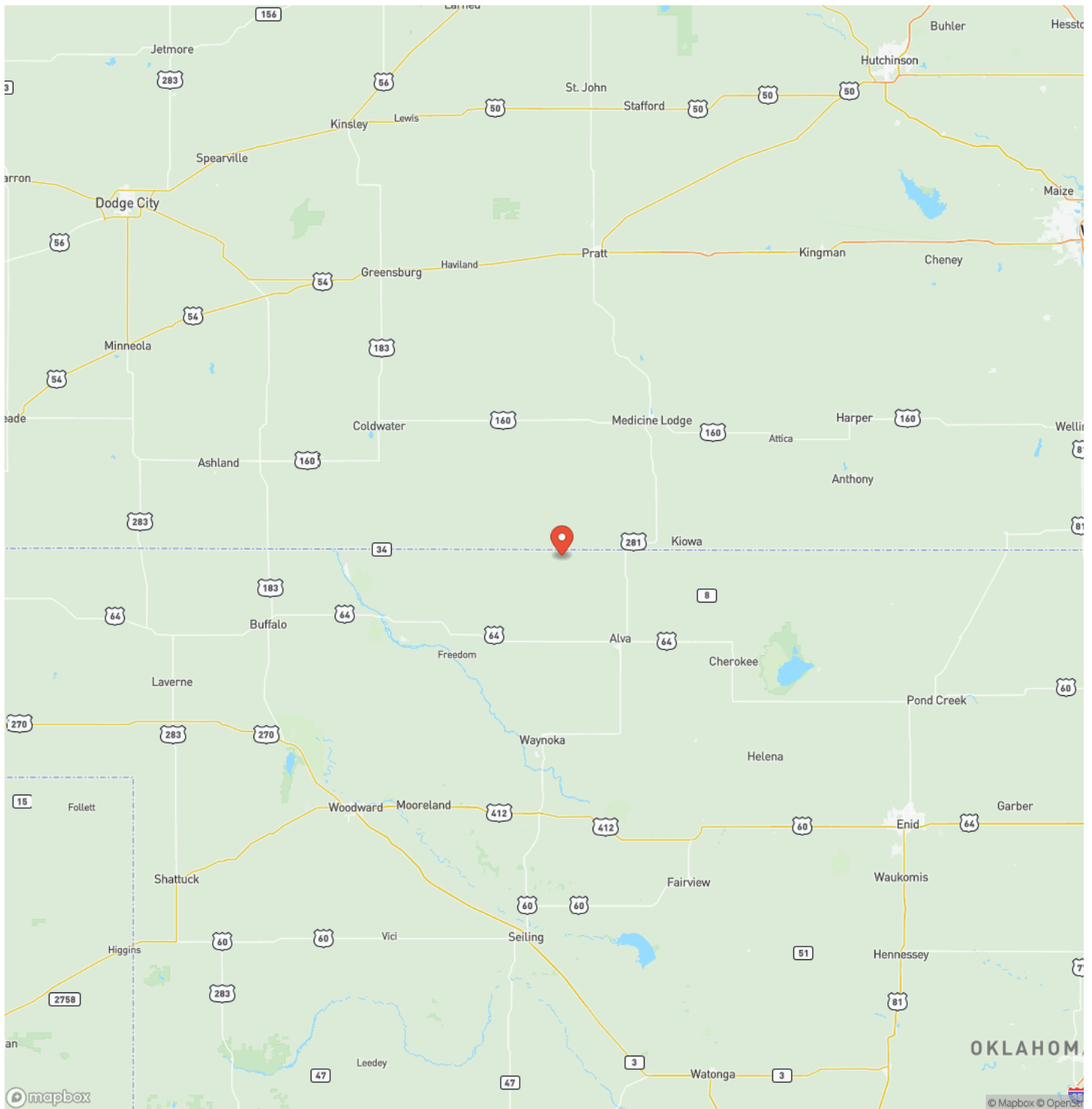
Campbell Ranch
Alva, OK / Woods County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ky Pfleider

Mobile

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Email

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Address

City / State / Zip

Alva, OK 73717

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper or a document template. There are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

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.

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