

Harper Co. 1/2 Sect. & 2 Quarters
Buffalo, OK 73834

\$990,000
642± Acres
Harper County



Harper Co. 1/2 Sect. & 2 Quarters
Buffalo, OK / Harper County

SUMMARY

City, State Zip

Buffalo, OK 73834

County

Harper County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.9106 / -99.4888

Taxes (Annually)

1318

Dwelling Square Feet

3300

Bedrooms / Bathrooms

3 / 2

Acreage

642

Price

\$990,000

Property Website

<https://greatplainslandcompany.com/detail/harper-co-1-2-sect-2-quarters-harper-oklahoma/46449/>



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PROPERTY DESCRIPTION

Welcome to Harper County, Oklahoma, where you'll find these unique pieces of land spanning a half section and two quarters. Starting from the northern half section, this parcel boasts a total of 128 acres enrolled in the CRP program, ensuring both conservation and income. The remainder of the property is a blend of big grasslands, with some canyons and a nice pond tucked away in the southwest corner. Don't let this 1/2 section fool you, lying just 4 miles south of the Kansas state line it not only has great grass for grazing but excellent hunting potential as well!

Venture a few miles south and head east to the blacktop road and you'll arrive at the old Homestead quarter. Here, you'll discover a sizable pond within the historic Homestead site. Although the house hasn't been inhabited for years, it's remarkably well-preserved inside, offering potential for those with a vision. This quarter, encompassing roughly 50.7 acres under CRP and also supports cattle grazing, providing versatility for land use. This is truly an awesome quarter with rural water and electricity being used in the center of the property in the past, but also the blacktop bordering the west and county road along the northern boarder as well. You can pretty well hunt every game species Harper county has to offer right here.

Continue your journey one more mile south and another mile east to reach the final quarter, which comprises 116 acres enrolled in the CRP program. The heart of this property features a charming draw, with the southwest corner boasting deep red canyons. Along the eastern side, a beautiful mature tree grove provides an excellent setting for hunting enthusiasts.

As an added bonus, the sale of this property includes the transfer of 403.67 net mineral acres, adding to the CRP income, excellent hunting and grazing that this property already has to offer. Don't hesitate to reach out today to schedule a viewing and explore the potential of this unique piece of Harper County land.

Check Map for 360 viewing!

- Minerals
- Hunting
- Fishing
- Grazing
- 4 miles from the Kansas line
- CRP income - sellers own 75% of CRP contract
- Contract reads an Annual Crp income of \$5,423
- Rural water potential
- electricity
- All parcels will be sold as one transaction



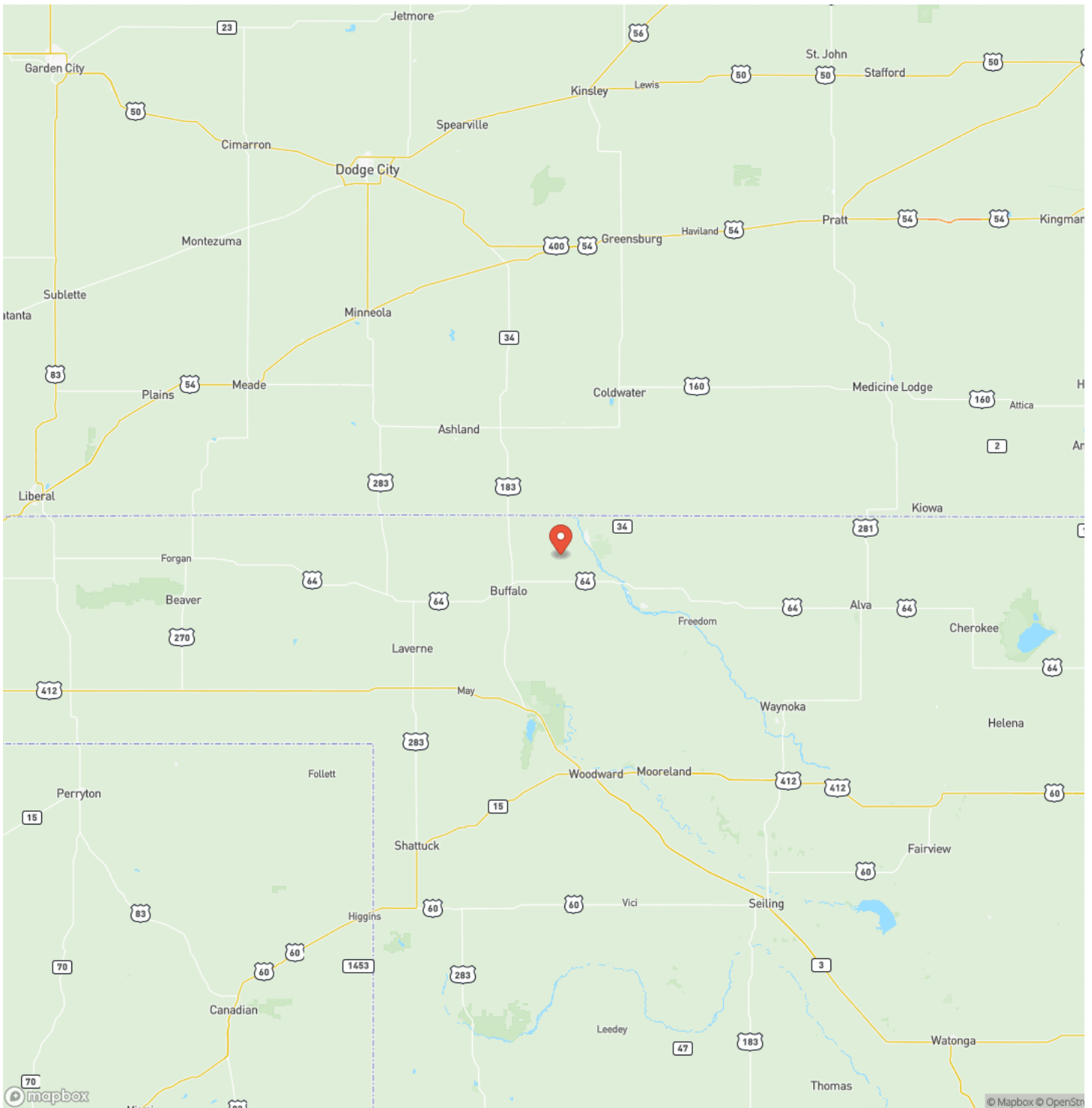
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Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

greatplainslandcompany.com



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LISTING REPRESENTATIVE
For more information contact:



Representative

Ky Pfeider

Mobile

(580) 430-7005

Email

ky@greatplains.land

Address

City / State / Zip

Alva, OK 73717

NOTES

DISCLAIMERS

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MORE INFO ONLINE:

greatplainslandcompany.com

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

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greatplainslandcompany.com



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