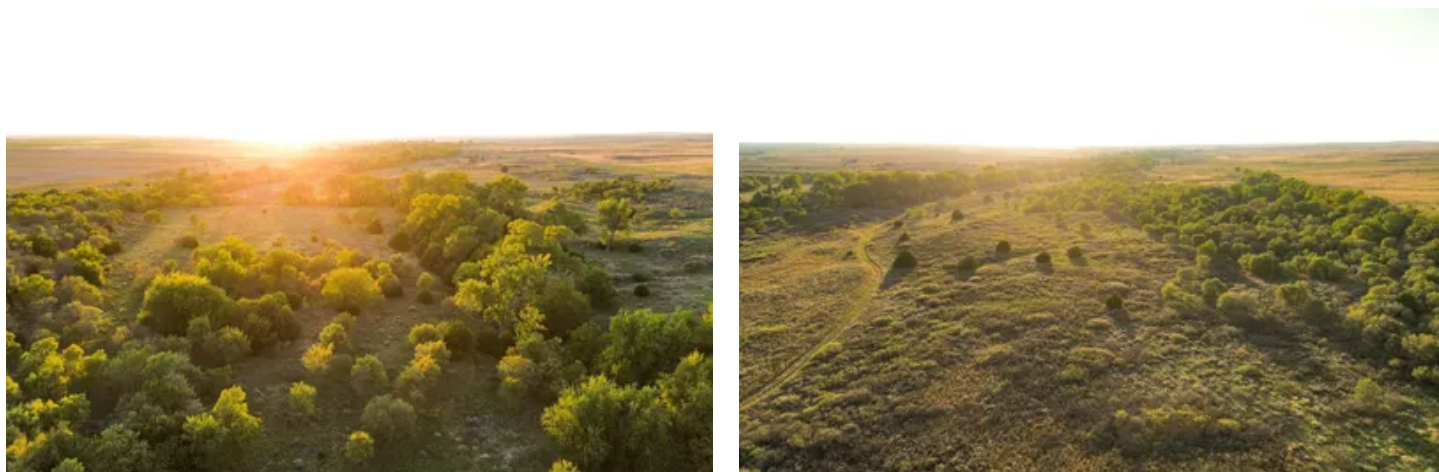


Clear Creek Ranch
32708 NS 171 Rd
May, OK 73851

\$1,199,000
463± Acres
Ellis County



Clear Creek Ranch
May, OK / Ellis County

SUMMARY

Address

32708 NS 171 Rd

City, State Zip

May, OK 73851

County

Ellis County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.54401 / -99.948019

Acreage

463

Price

\$1,199,000

Property Website

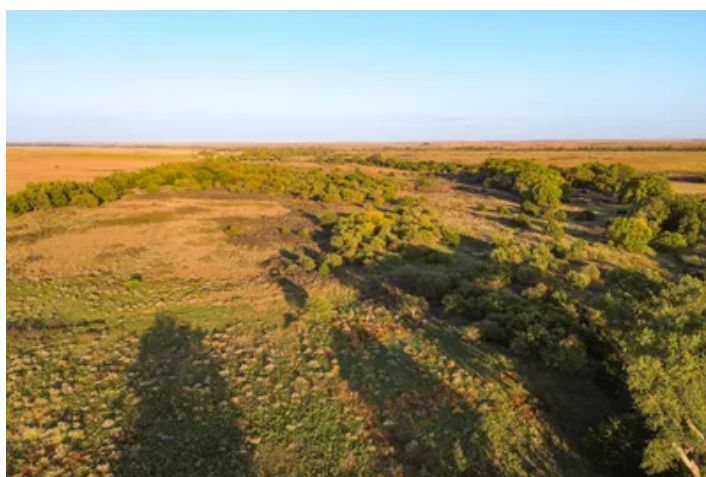
<https://arrowheadlandcompany.com/property/clear-creek-ranch-ellis-oklahoma/91760/>



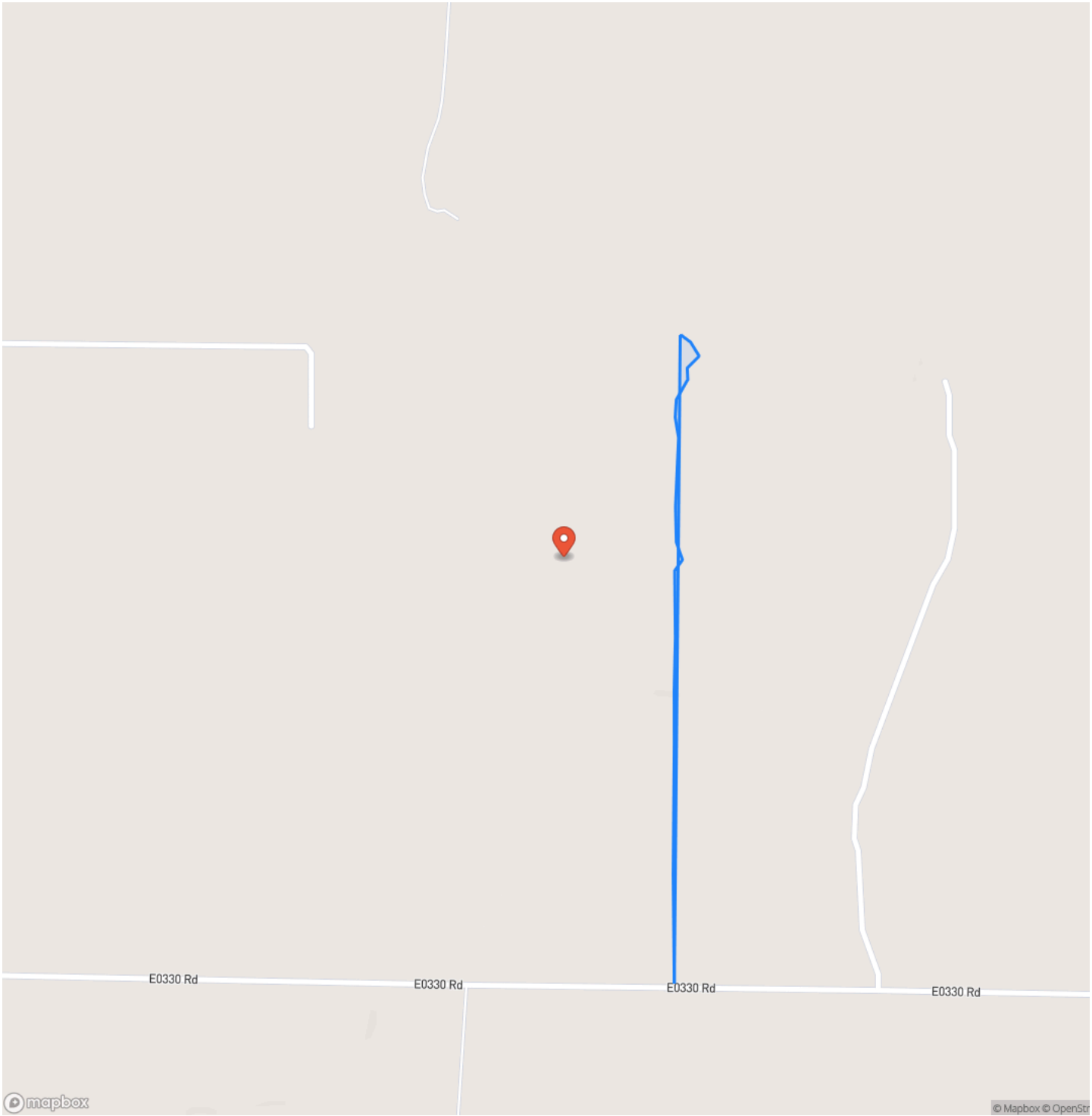
PROPERTY DESCRIPTION

PRICE REDUCED!! Welcome to Clear Creek Ranch, a 463 +/- acre property in Ellis County, Oklahoma! This ranch is the kind of place hunters dream about! The property features a mix of rolling hills and a long stretch of Clear Creek bottom that holds wildlife year-round. The property has three food plots already in place, along with five feeders and six tower blinds, all set up and ready to hunt. The deer genetics in this part of the country are as good as you'll find anywhere, and the setup here really lets them show the potential of the caliber of deer you can manage! The ag fields that border the property pull deer right out of the bottoms and up into the wheat or milo, making it easy to pattern mature bucks. The ground itself is covered in native grasses and sand plum thickets, giving it that classic northwest Oklahoma look and the perfect mix of bedding and cover. Along with the whitetails, this place has a solid population of turkey and plenty of upland birds, making it a true all around hunting property! Whether you're looking for a place to manage big deer, chase spring gobblers, or run dogs for quail and pheasant, this one has everything you could want in a Western Oklahoma hunting property! Clear Creek Ranch is 29 +/- miles from Fort Supply, 39 +/- miles from Woodward, 127 +/- miles from Enid and 179 +/- miles from Oklahoma City. All showings are by appointment only. Co listing with James Rolfe with Brown Realty Co of Rayville Inc. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at [\(580\) 727-5019](tel:5807275019).

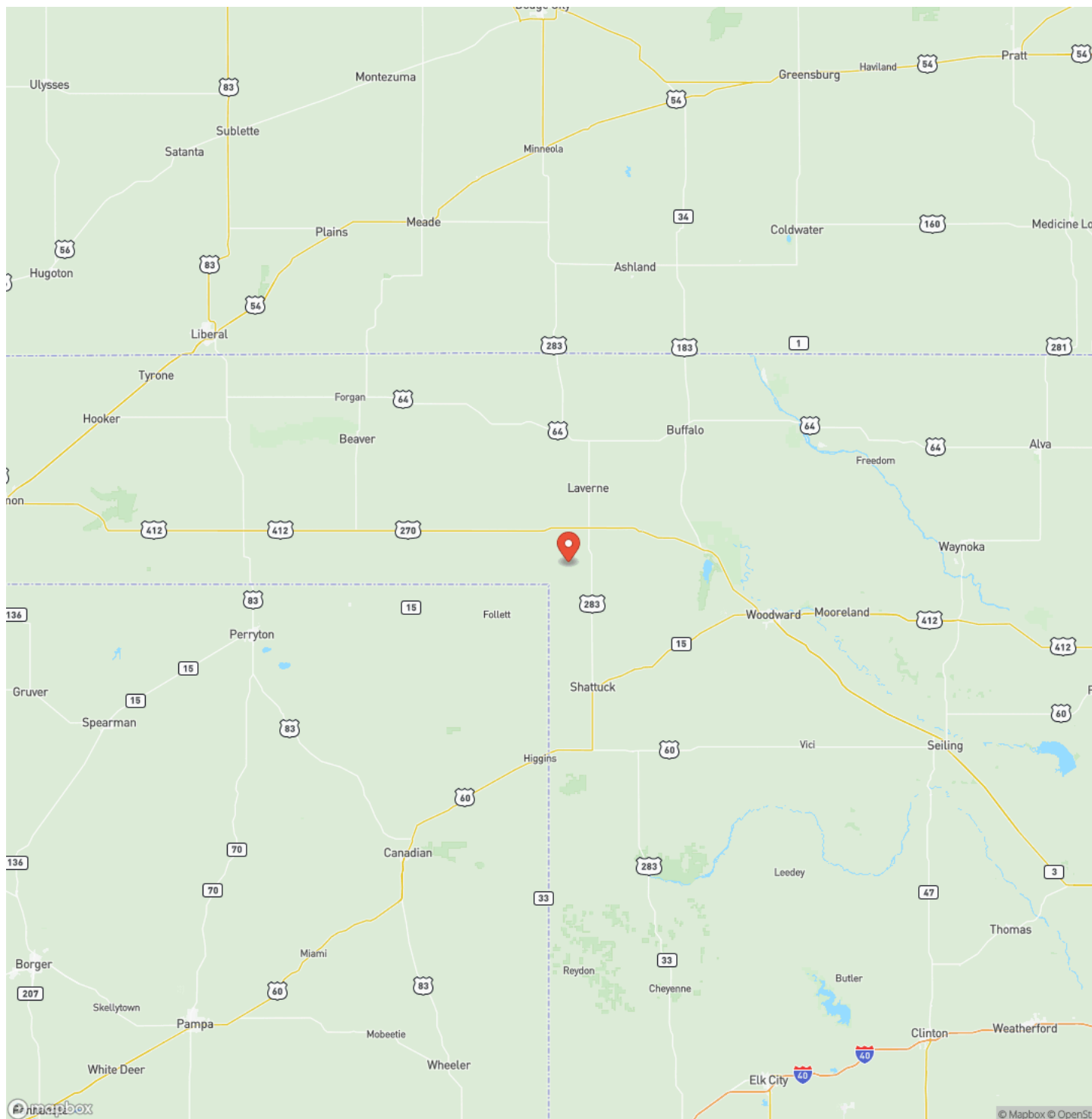
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



Locator Map



Locator Map



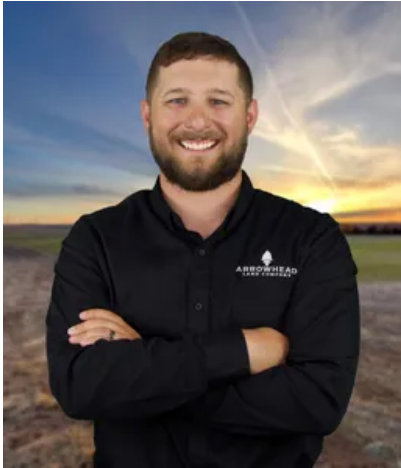
Satellite Map



Clear Creek Ranch
May, OK / Ellis County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

Mobile

(580) 727-5019

Office

(620) 501-3688

Email

jacob.lemons@arrowheadlandcompany.com

Address

City / State / Zip

NOTES



[illegible]

www.arrowheadlandcompany.com

DISCLAIMERS

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