

Barnitz Creek Ranch
N 2080 Rd
Leedey, OK 73654

\$2,400,000
800± Acres
Dewey County



Barnitz Creek Ranch
Leedey, OK / Dewey County

SUMMARY

Address

N 2080 Rd

City, State Zip

Leedey, OK 73654

County

Dewey County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.855674 / -99.274556

Acreage

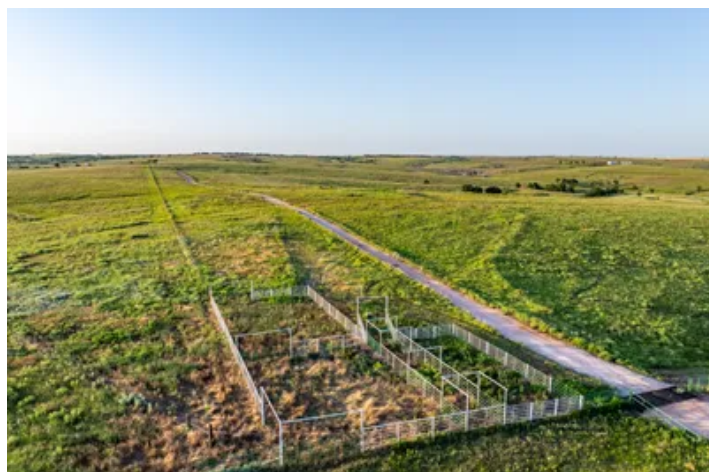
800

Price

\$2,400,000

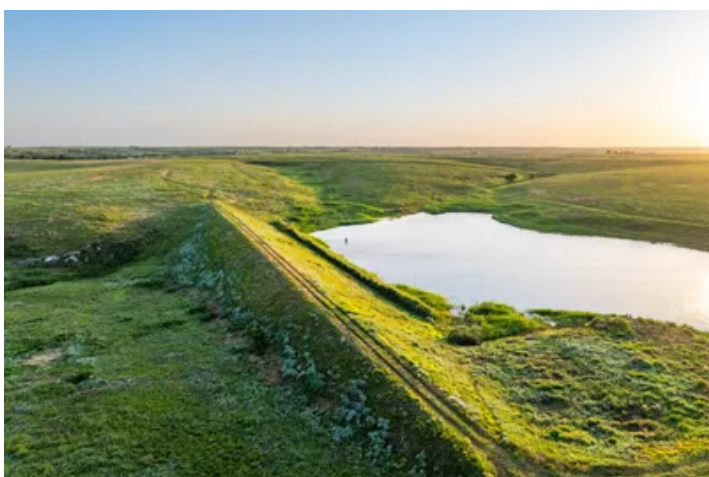
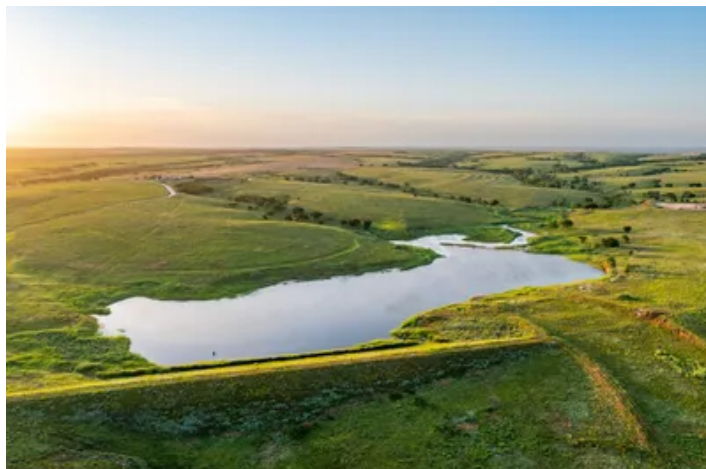
Property Website

<https://arrowheadlandcompany.com/property/barnitz-creek-ranch-dewey-oklahoma/84381/>



PROPERTY DESCRIPTION

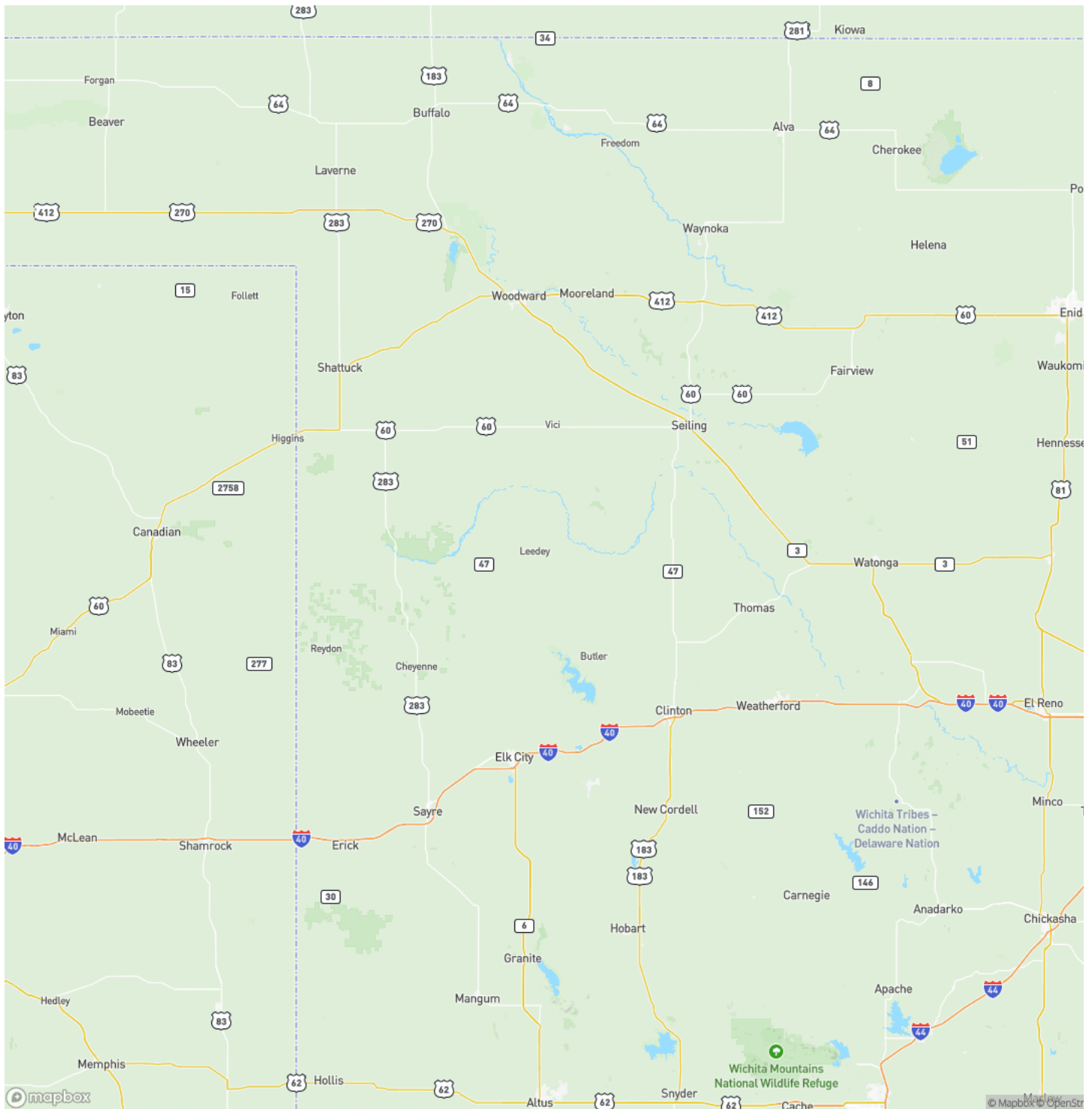
PRICE REDUCED!! Welcome to the Barnitz Creek Ranch, an exceptional 800 +/- acre ranch located in Dewey County, Oklahoma! This beautifully managed and meticulously maintained property has been thoughtfully developed into a premier cattle and recreational ranch. At the center of the ranch lies a stunning 10 +/- acre stocked lake! This massive water feature provides excellent fishing opportunities and offers prime potential for waterfowl hunting. Whether you're casting a line or watching a sunset over the water, this lake is a rare and scenic highlight of the property! Cattle operations are fully supported with new perimeter fencing and cross-fencing, which bisects the ranch and enhances rotational grazing. With excellent native grasses, reliable water sources, and catch pens conveniently located on the south end, Barnitz Creek Ranch is perfectly suited as either a starter ranch or a valuable addition to an existing cattle or horse operation. The west half of the property offers incredible recreational value. North of the lake, you'll find sparsely wooded bottoms that create ideal cover and habitat for wildlife. This area, along with the rest of the ranch, is covered with whitetail deer, upland birds such as quail, and occasionally even elk make an appearance. For an outdoorsman, this ranch delivers! Tucked just a half-mile north of a main blacktop highway, the ranch offers both easy access and desirable privacy. The terrain gently rolls across the landscape, providing breathtaking views and a variety of potential homesites; especially those overlooking the gorgeous lake! Electricity is nearby, making your dream of building a secluded country home within reach. Adding to its value, the property comes with a recently established wind turbine lease, providing income potential that transfers with ownership. The ranch is 6.5 +/- miles from Leedey where the schools have a great sports program and a first class community. It is also located 36 +/- miles from Elk City, 49 +/- miles from Woodward, 55 +/- miles from Weatherford, and 124 +/- miles from Oklahoma City. Whether you're looking to run cattle, ride horses, fish, hunt, or build your dream home, Barnitz Creek Ranch is a rare opportunity to own a true multi-purpose ranch in Western Oklahoma. Don't miss your chance to experience this beautiful property that truly checks every box! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Bret Horn at [\(580\) 737-0111](tel:5807370111).



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Bret Horn

Mobile

(580) 737-0111

Email

bret.horn@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.



www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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