

Southeast Gap Ranch
TBD
Buffalo, OK 73834

\$2,352,000
960± Acres
Harper County



Southeast Gap Ranch
Buffalo, OK / Harper County

SUMMARY

Address

TBD

City, State Zip

Buffalo, OK 73834

County

Harper County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.6239 / -99.5172

Acreage

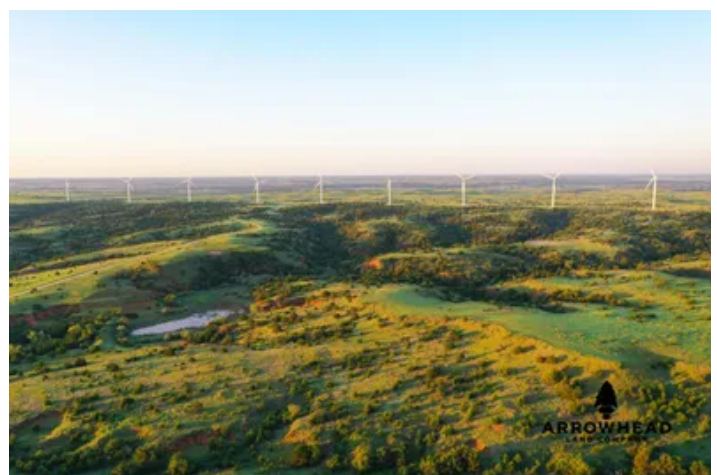
960

Price

\$2,352,000

Property Website

<https://arrowheadlandcompany.com/property/southeast-gap-ranch-harper-oklahoma/48698/>



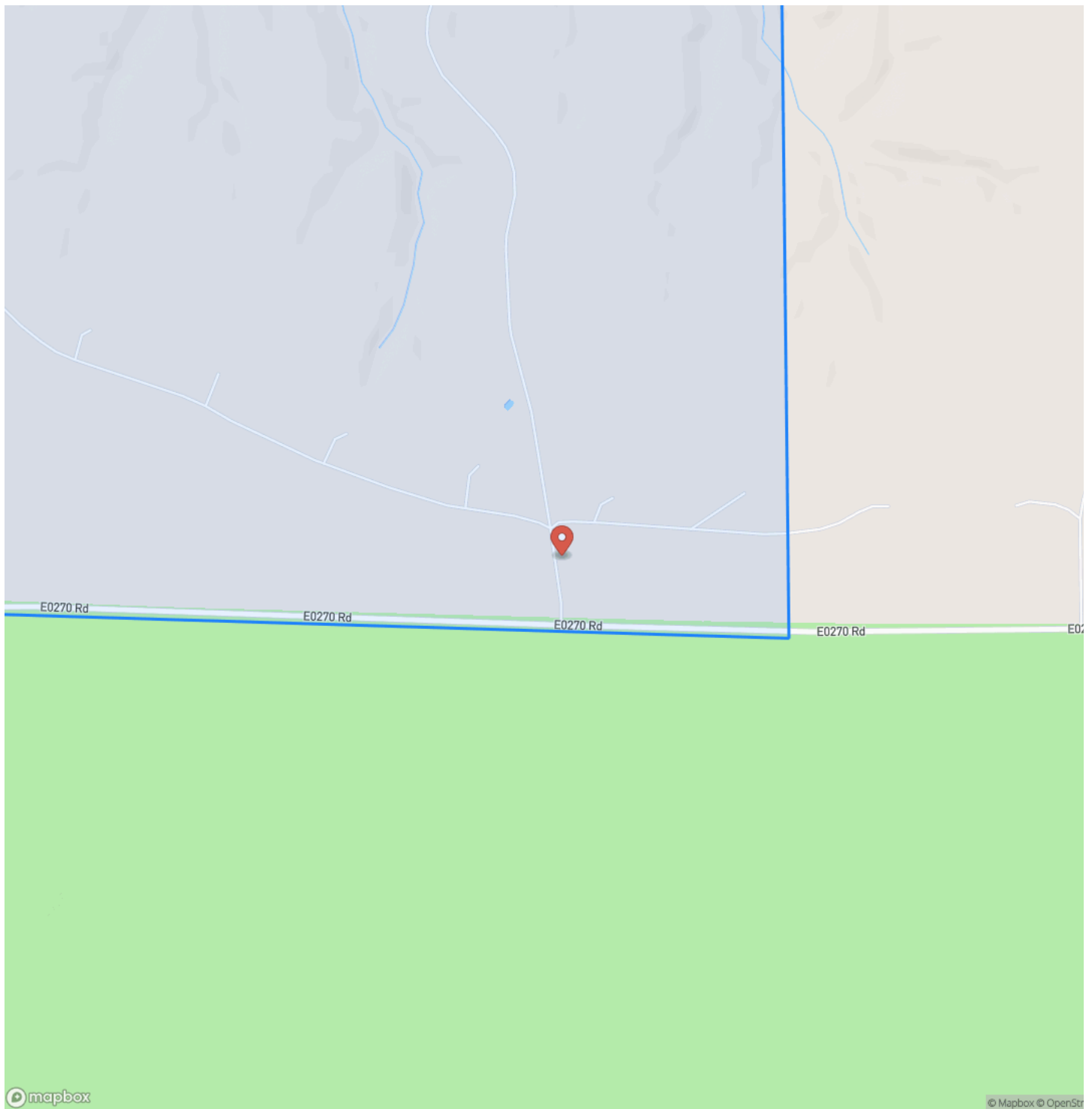
PROPERTY DESCRIPTION

This 960+/- acre tract makes up the SE portion of the expansive 2000+/- acre Gap Ranch in Harper County Oklahoma. This area, above the Beaver River valley north of Ft. Supply in NW Oklahoma, is known for its rough cedar break terrain, vastness, rich history, and of course its outstanding hunting and recreational opportunities. This 960+/- acre tract has everything this area of the state is known for inside one fence. Well maintained county roads take you to the main entrance on the south end of this tract. Once you enter the property a maintained lease road stretches from the south end of the property all the way through to the north, making it easy to feed and check livestock, check water tanks and access hunting locations. Speaking of hunting locations, you won't have to search too hard to find plenty. There are abundant populations of Whitetail deer, turkey and quail. You can also find mule deer, elk and even the exotic aoudad roaming this property from time to time. This area of NW Oklahoma boasts excellent genetics and potential for trophy class whitetail bucks and this ranch has all the elements necessary to maximize that potential. Numerous trophy class deer have been harvested on this property throughout the years. The west side of this tract borders the expansive Hal and Fern wildlife management area, giving you exclusive access to even more acreage for recreational opportunities. Water is an extremely important element to any livestock operation or well managed recreational property and this ranch has it. During the wet season there are several ponds and creeks that hold water and during more dry months there are windmills and solar powered stock tanks so water is no issue throughout the entire year. Not only does this property have all the elements for an excellent livestock operation and a world class recreational/hunting property, it also has great potential as an investment property. This portion of the ranch has 11 wind turbines scattered throughout which provide great return on investment potential. Livestock and hunting lease opportunities also provide further cash flow for the investment minded landowner. This property offers a rare opportunity to own a large tract of land in great shape with all the elements necessary for a great livestock operation, a truly world class potential hunting property and an instant cash flowing investment opportunity. Not to mention the unique and incredible history that this property has as being an important travel corridor or "Gap" for calvary troops and provision wagons to travel from camp supply to the Ft. Dodge, Kansas back when Oklahoma was merely known as a territory. Important historical figures like Generals Custer and Sheridan as well as Kit Carson are believed to have had their boots on this same ground making this property truly unique and one of a kind for all it has to offer. Opportunities to own all or even just this portion of a property such as The Gap Ranch don't present themselves very often, you will regret it if you are in the market for land in NW Oklahoma, or anywhere for that matter, and you don't at least give this property a look. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Arrowhead Land Company land specialist Josh Candelaria at [580-660-1167](tel:580-660-1167).

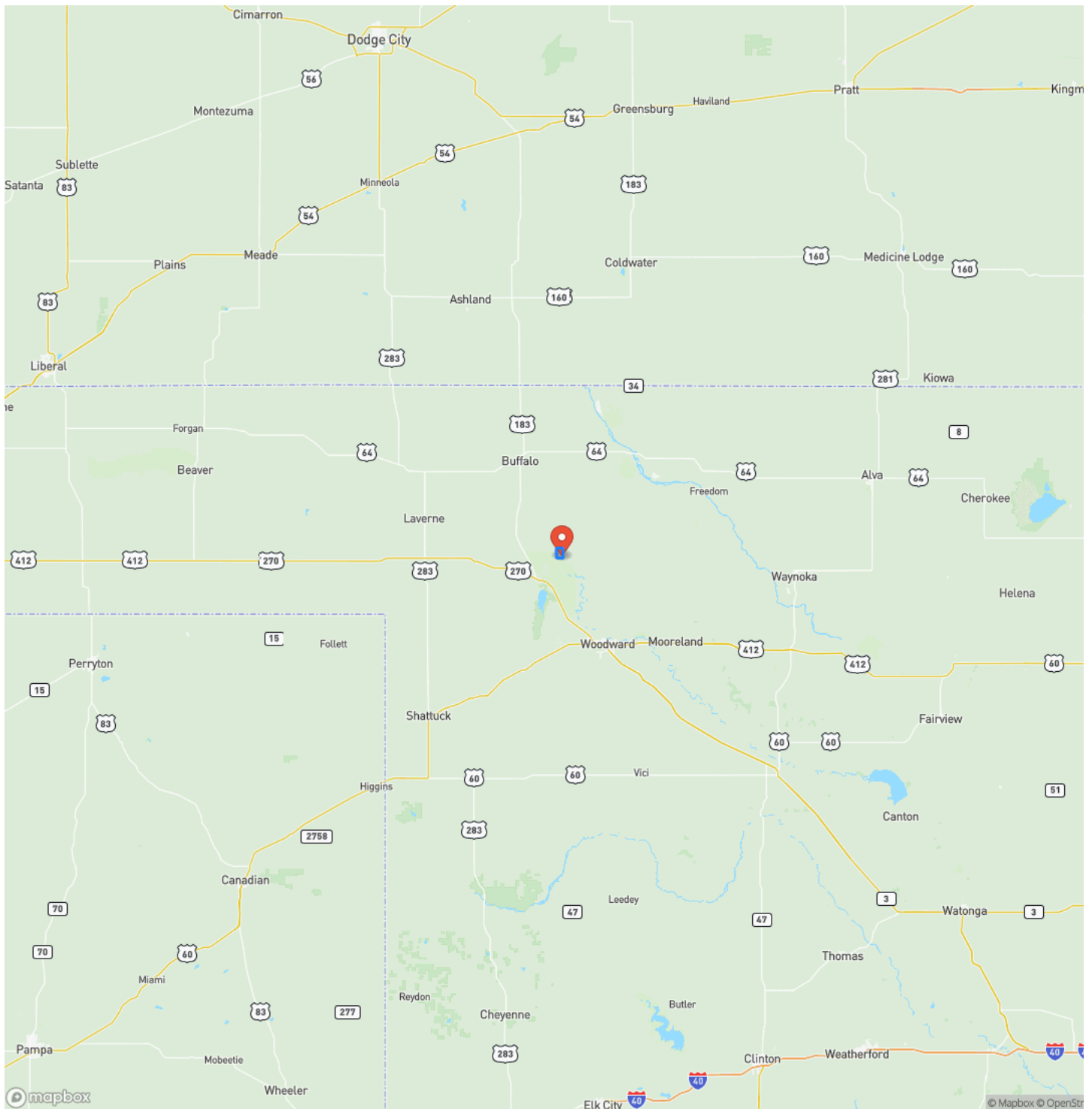
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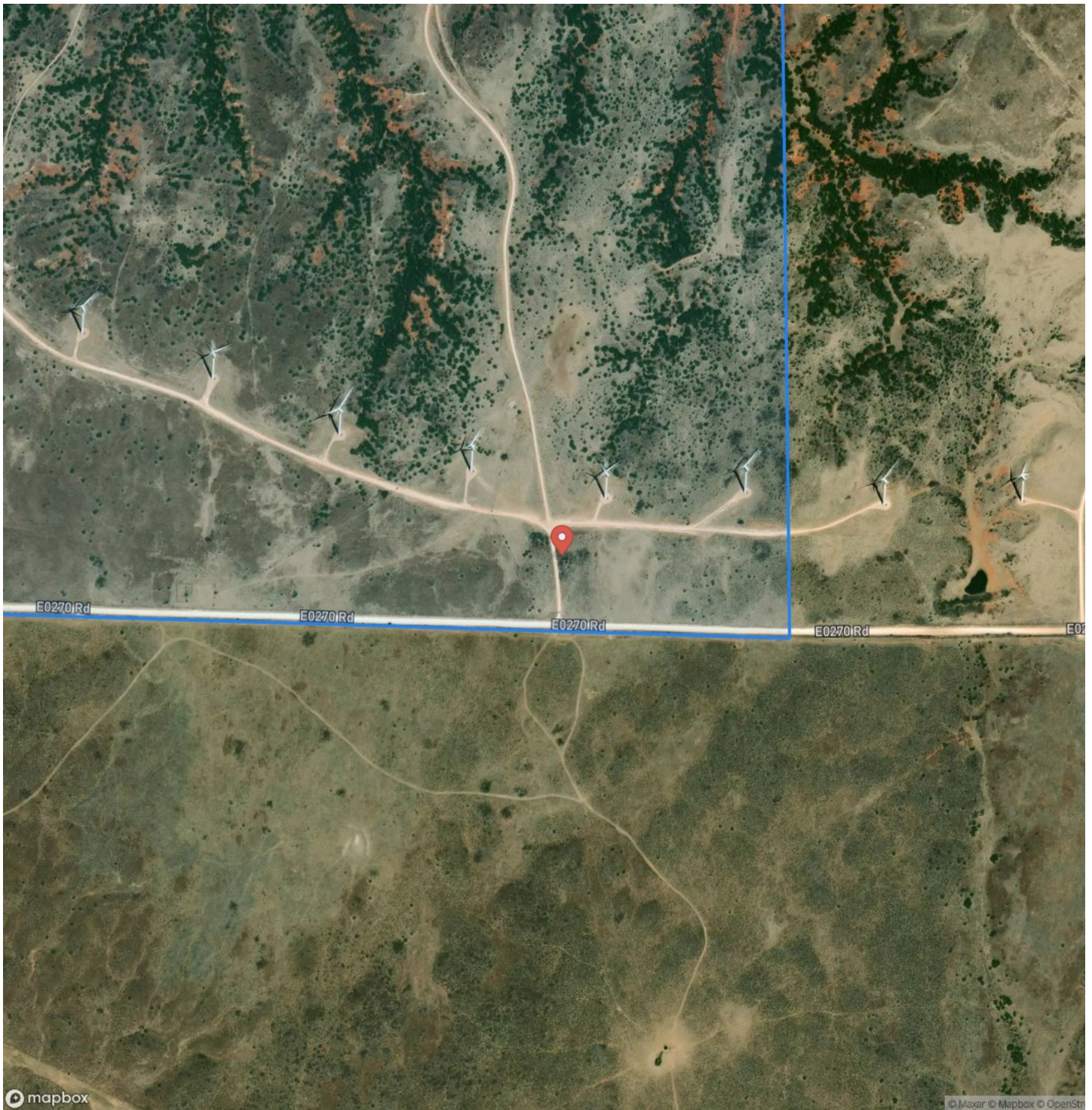
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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www.arrowheadlandcompany.com

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