

East Saddle Mountain Ranch
Lawton OK
Lawton, OK 73507

\$480,000
160± Acres
Comanche County



East Saddle Mountain Ranch
Lawton, OK / Comanche County

SUMMARY

Address

Lawton OK

City, State Zip

Lawton, OK 73507

County

Comanche County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

34.844189 / -98.654502

Acreage

160

Price

\$480,000

Property Website

<https://arrowheadlandcompany.com/property/east-saddle-mountain-ranch-comanche-oklahoma/64818/>



PROPERTY DESCRIPTION

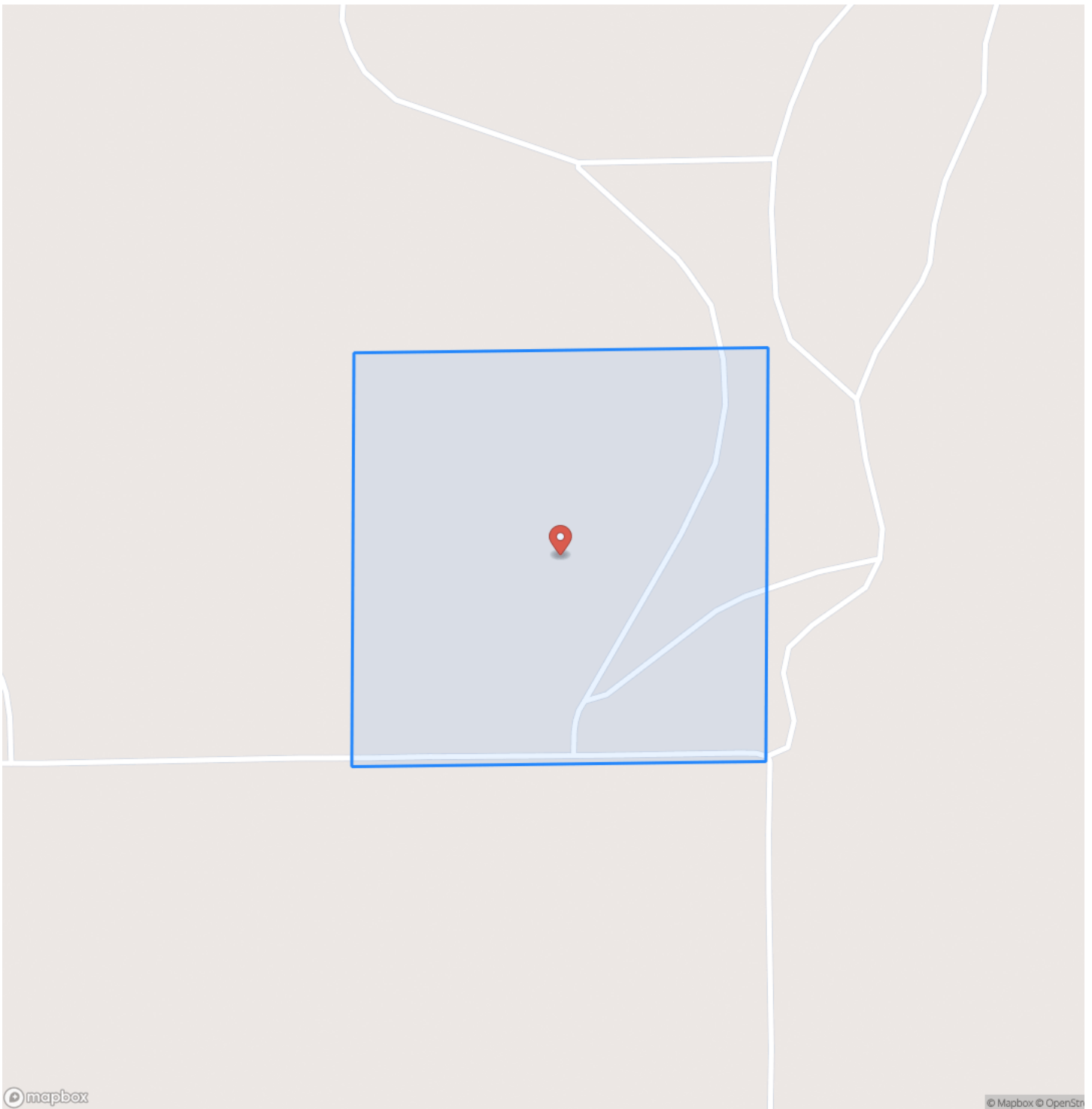
This awesome 160 +/- acre tract is situated beautifully in the valley of the Wichita Mountains. The rugged Wichita Mountains overlook this land in every direction, and you would be hard-pressed to find a place with more picturesque 360-degree views. Situated just east of the renowned landmark Saddle Mountain, this property not only offers some of the best views in all of Oklahoma but also provides good hunting and grazing opportunities. The property is somewhat flat with minimal elevation change and offers good native grass pasture for cattle and local wildlife. The two drainages that run through the property and eventually tie into Medicine Creek to the south provide some change in topography and serve as good travel corridors for native wildlife such as whitetail deer, feral hogs, elk, and numerous small game and bird species. While this property, in its current state, does not provide favorable habitat to consistently hold elk and deer—mainly due to the lack of dense cover—they do pass through the property almost daily. With some basic habitat modifications and improvements, this property could definitely become a mainstay for the abundant elk and deer in the immediate area. Water is also an important factor for livestock and wildlife, but there's no need to worry, as there is a solar-powered water well on the property. Additionally, electricity is available if you prefer to rely on it rather than solar power, and rural water lines are nearby and could potentially be tapped into for added assurance. A well-maintained county road parallels the south boundary of this property and provides great access. Scenic State Highway 115 is just a half mile down the road as well. If you are looking for an ideal place in the country to build your dream home and have cows or other livestock just outside your back door, with some of the most amazing views and the possibility of hearing elk bugle on cool fall mornings and evenings—while still being close to the amenities of larger cities and towns like Lawton and Elgin, as well as attractions such as the Wichita Mountains Wildlife Refuge, Lake Lawtonka, and Meers—then this is the place you have been looking for! Properties in this area don't come up for sale very often, so don't miss out on this opportunity. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).



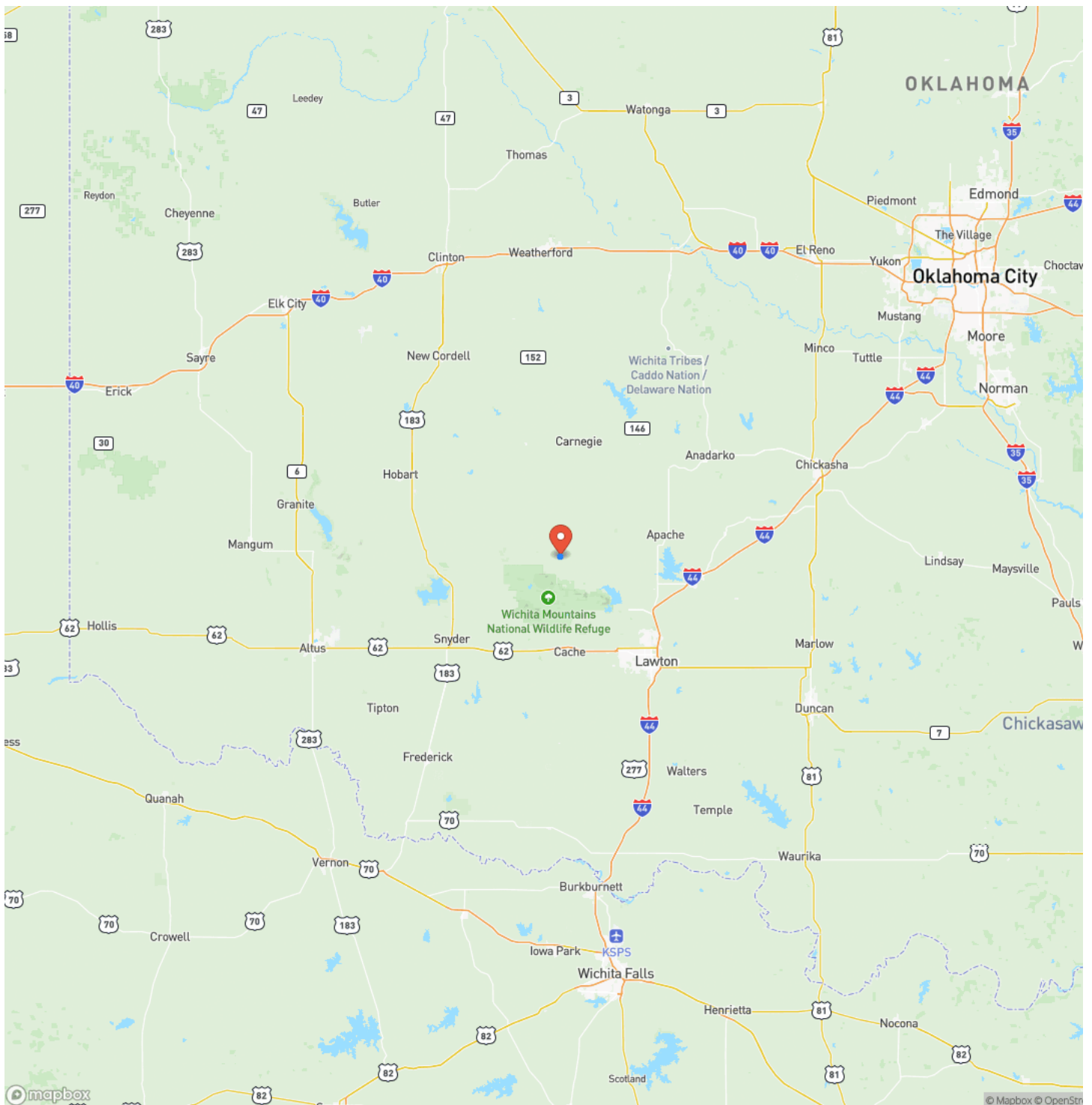
East Saddle Mountain Ranch
Lawton, OK / Comanche County



Locator Map



Locator Map



Satellite Map



This image shows a single sheet of white paper with horizontal blue 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.



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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