

Foothills of the Wichitas
N 2330 Rd
Roosevelt, OK 73564

\$2,048,000
640± Acres
Kiowa County



Foothills of the Wichitas
Roosevelt, OK / Kiowa County

SUMMARY

Address

N 2330 Rd

City, State Zip

Roosevelt, OK 73564

County

Kiowa County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.805 / -98.835

Acreage

640

Price

\$2,048,000

Property Website

<https://arrowheadlandcompany.com/property/foothills-of-the-wichitas-kiowa-oklahoma/42759/>



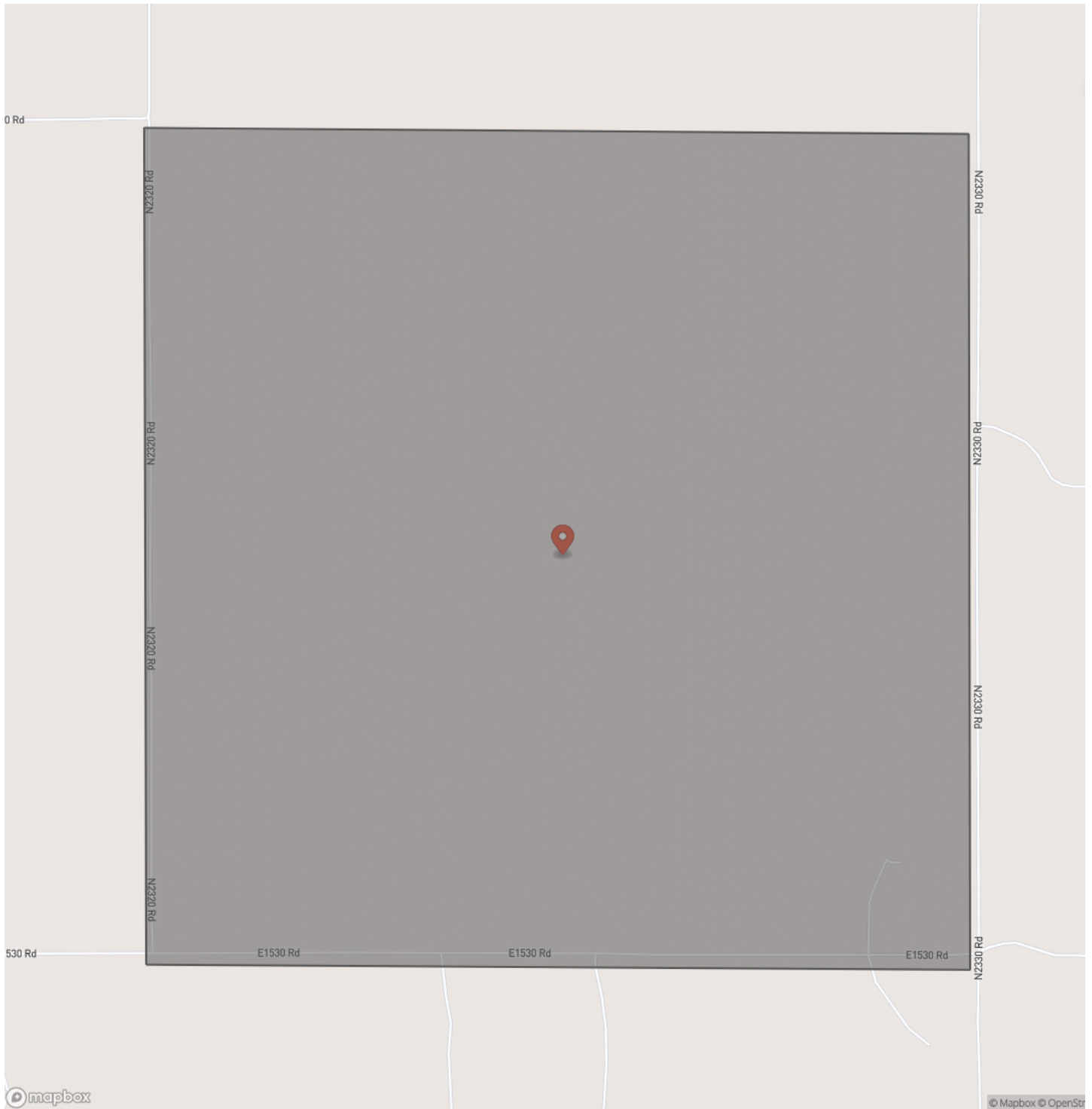
PROPERTY DESCRIPTION

Full sections of land all under one fence are getting harder and harder to come by. Couple that with this property's location at the foothills of the truly awesome Wichita Mountains and the Wichita Mountains Wildlife Refuge and what you have is a rare gem! Land in this area is highly desired but rarely available. This particular 640 acres m/l is made up of an ideal mixture of open native grassland for livestock grazing and thick mesquite flats and creek timber bottoms provided by East Otter Creek, which runs east and west through the center of the property. These mesquite flats and thick creek bottoms provide excellent bedding and staging habitat for the variety of Western Oklahoma wildlife that call this land home. Most notable of those wildlife species that are regularly encountered on this property are deer, wild hogs, quail and even elk! Yes, elk! While it's not uncommon to see elk passing through this property, their numbers and frequency aren't what they could be with some basic habitat manipulation and management. This property has the potential to be a real elk and big buck producer on a year in and year out basis. Some basic habitat management would also greatly benefit all the other wildlife species as well, including the quail which are already in better numbers here than in most places you'll find. Good county maintained roads outline three sides of this property and rural water lines run along two of those roads which makes it easy and convenient to assist the many ponds that are scattered throughout the property, providing water to the livestock and wildlife. Two of those aforementioned ponds are spring fed and, although they may get low in dry years, they are not remembered to have ever gone dry. The property has good fences and gates and allows easy access from any side except the north. A good set of cattle working pens and tin barn are located in the southeast quarter of the section as well. I could go on and on about this 640 acres m/l but to truly appreciate it you just have to get your boots on the ground and experience it for yourself. If you're wanting to start your own cattle operation or add to your already established operation this place is ideal. If you're looking for that piece of ground that has all the wildlife species that western Oklahoma has to offer all under one fence this place is it. If you're looking for that special piece of land with those hard to get, up close views of the Wichita Mountains to build your dream home on, this place is it. If you want a place where you can get all of the above mentioned opportunities all in one package to experience all at the same time, then this place is it! Opportunities like this don't come around very often, especially since the mineral rights on this property may also be up for negotiation! Do not hesitate and miss out on this one. Call Arrowhead Land Company land agent Josh Candelaria at [\(580\).660-1167](tel:580.660.1167) to discuss this property or to schedule your tour of this property. With land being the single most gratifying, rewarding and stable investment one can make, you won't regret it.

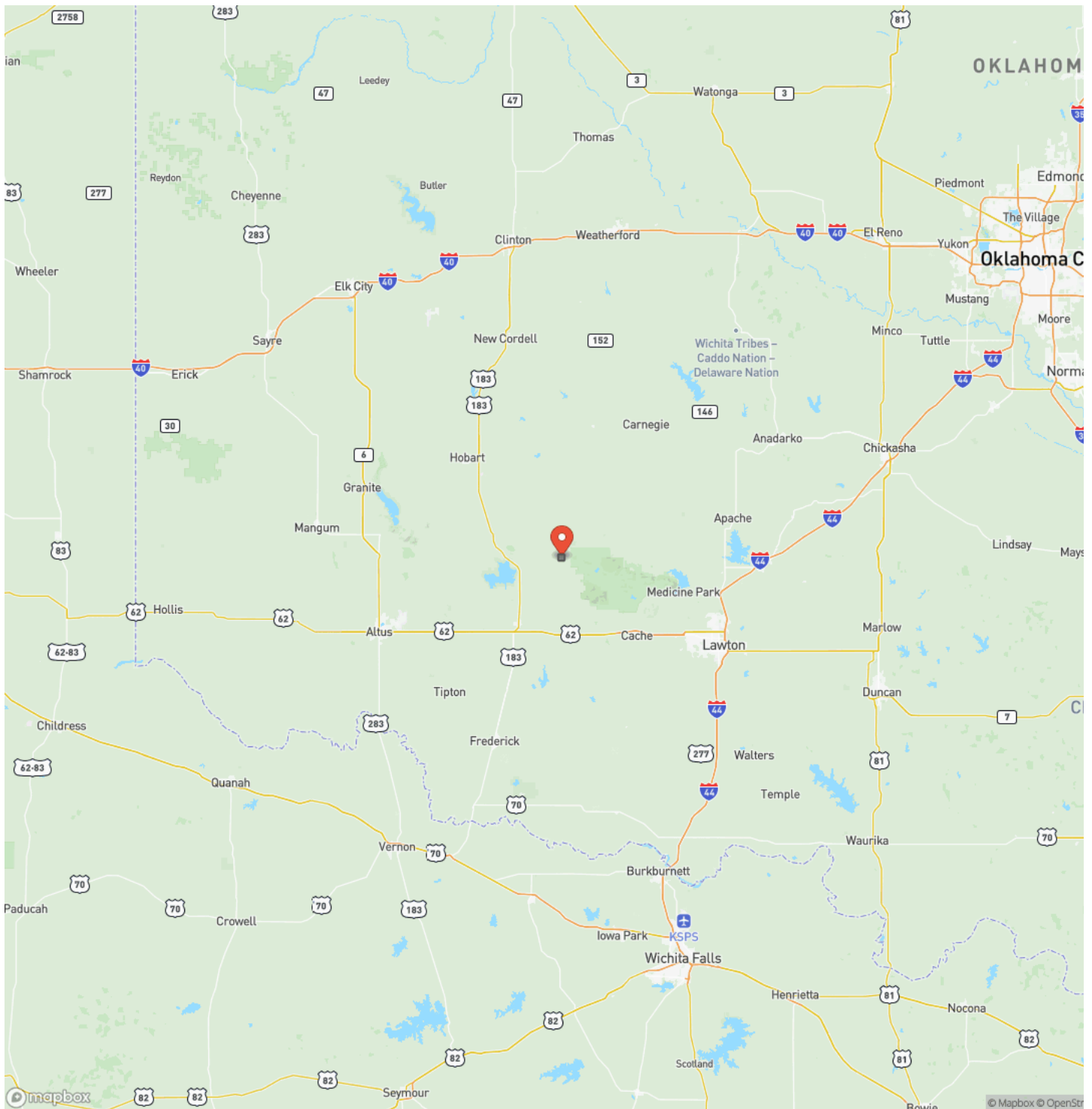
**Foothills of the Wichitas
Roosevelt, OK / Kiowa County**



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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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

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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