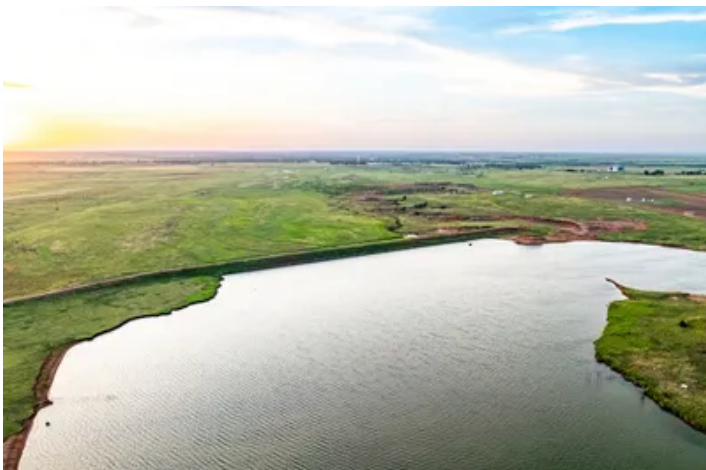


West Mountain View Ranch
00 E 1320 Rd
Mountain View, OK 73062

\$400,000
160± Acres
Kiowa County



West Mountain View Ranch
Mountain View, OK / Kiowa County

SUMMARY

Address

00 E 1320 Rd

City, State Zip

Mountain View, OK 73062

County

Kiowa County

Type

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

Latitude / Longitude

35.10527 / -98.78213

Acreage

160

Price

\$400,000

Property Website

<https://arrowheadlandcompany.com/property/west-mountain-view-ranch-kiowa-oklahoma/111719/>



West Mountain View Ranch Mountain View, OK / Kiowa County

PROPERTY DESCRIPTION

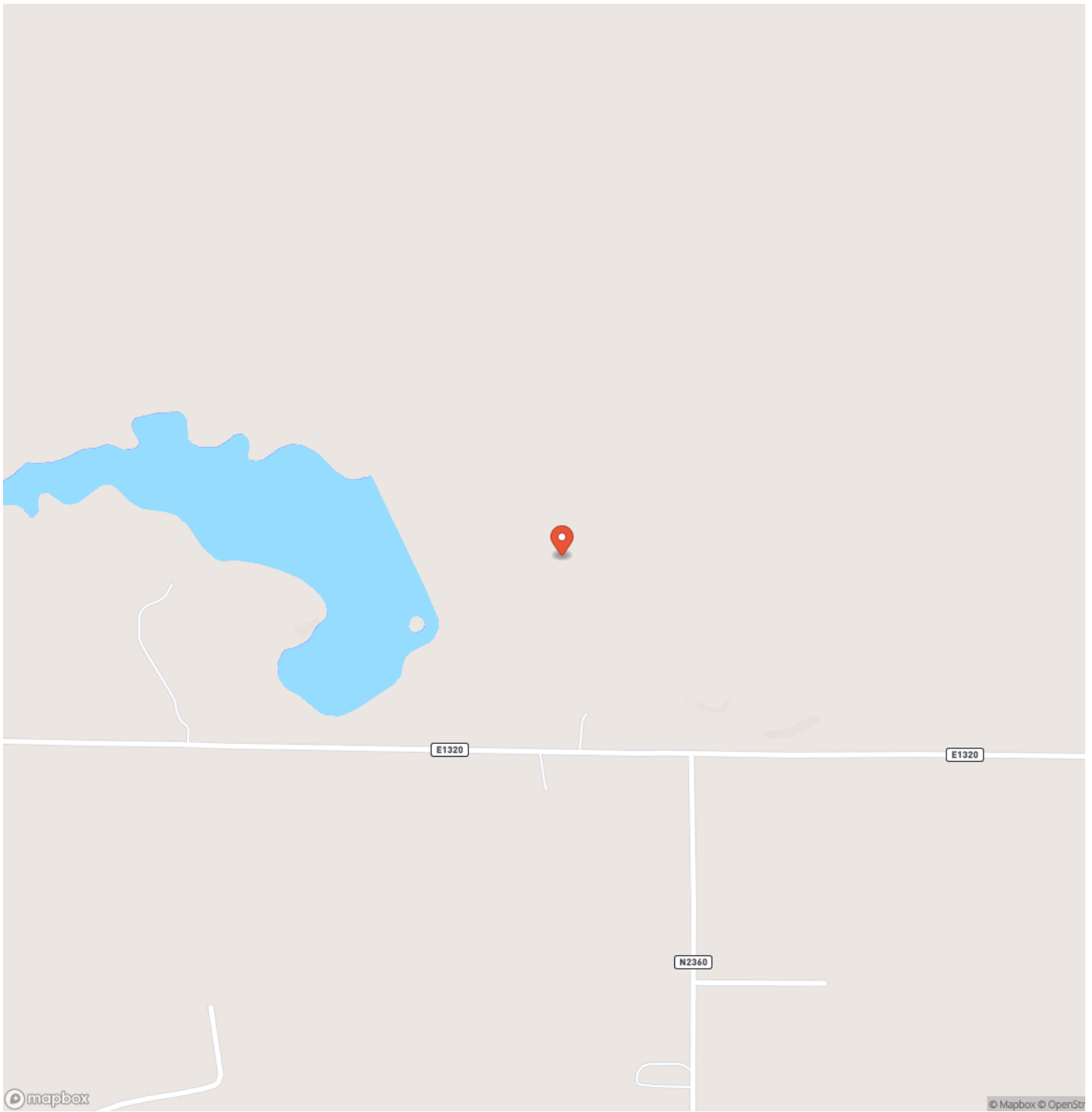
West Mountain View Ranch, a remarkable 160+/- acre property in Kiowa County, Oklahoma, where productive ranch land, impressive water features, and striking western Oklahoma scenery come together to create an exceptional and unique property! The primary feature of the ranch that is located just a mile west of the town of Mountain View, is the Rainy Mountain Creek Watershed Reservoir. The large watershed lake is split between two properties with the largest portion of the lake being on this property as well as the massive watershed dam that spans across the ranch. The ducks and geese migrating through in the winter can't help but notice this watershed lake and good numbers of both can be expected to be seen on the lake throughout the winter. The big body of water on the property and the surrounding crop fields provide excellent opportunities for goose and waterfowl hunters alike. A live stretch of Rainy Mountain Creek winds through the property, providing year-round water, enhancing wildlife habitat, and adding a unique recreational element that is rarely found on a property of this size. The ranch is fully fenced with six-strand barbed wire and offers excellent grazing opportunities across its native grass pastures. As the landscape transitions, the terrain gives way to the ranch's signature red rock hills, creating breathtaking views and adding a level of character that makes this property truly stand apart from others. With several outstanding potential build sites, West Mountain View Ranch also offers the opportunity to build your dream home overlooking the rolling countryside, where sweeping views of the reservoir and iconic western Oklahoma sunsets create an unforgettable setting. Improvements include a large barn ideal for livestock, equipment, or hay storage, as well as a shop with two overhead garage doors that provides ample room for projects and ranch operations. There is an electric meter as well as a, hard to get, rural water meter already in place on the property. Whether you're looking to expand a cattle operation, establish a recreational getaway, build your forever home, or invest in an exceptional piece of western Oklahoma land, West Mountain View Ranch offers a rare combination of productivity, scenic beauty, and one-of-a-kind water features that are increasingly difficult to find! This property is located just +/- 5 minutes from Mountain View, +/- 39 minutes from Weatherford, and just 1 hour and +/- 45 minutes from OKC. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).

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.

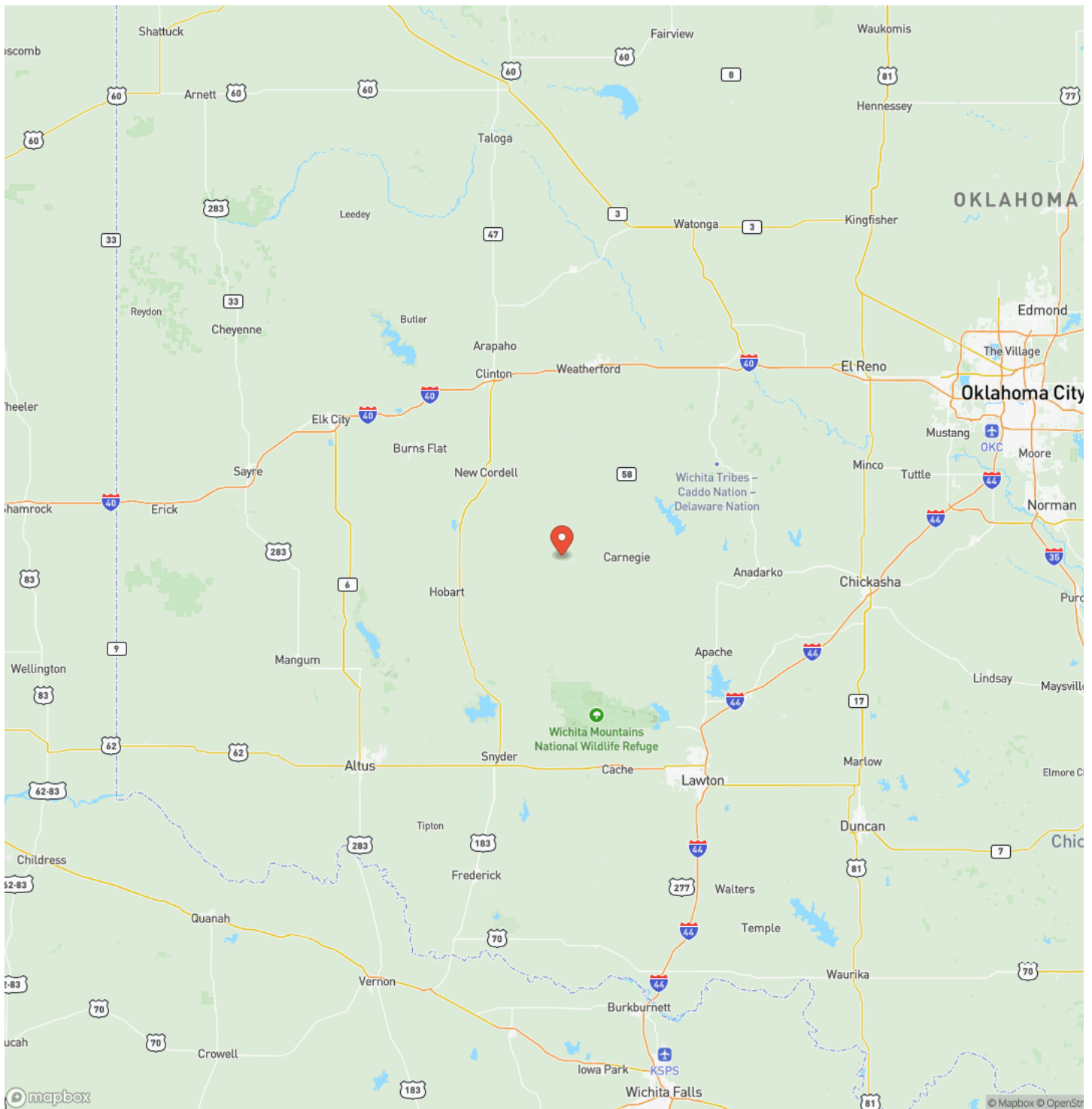
**West Mountain View Ranch
Mountain View, OK / Kiowa County**



Locator Map



Locator Map



Satellite Map



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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