

**The Nicest Ranch in Oklahoma**  
20200 York Rd  
Lexington, OK 73051

**\$3,800,000**  
200± Acres  
Cleveland County



## The Nicest Ranch in Oklahoma Lexington, OK / Cleveland County

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### **SUMMARY**

#### **Address**

20200 York Rd

#### **City, State Zip**

Lexington, OK 73051

#### **County**

Cleveland County

#### **Type**

Farms, Hunting Land, Recreational Land, Residential Property, Horse Property, Single Family

#### **Latitude / Longitude**

35.0395 / -97.1455

#### **Dwelling Square Feet**

4632

#### **Bedrooms / Bathrooms**

3 / 4

#### **Acreage**

200

#### **Price**

\$3,800,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/the-nicest-ranch-in-oklahoma-cleveland-oklahoma/57095/>



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#### **PROPERTY DESCRIPTION**

PRICE REDUCED! Welcome to The Nicest Ranch in Oklahoma, located in Cleveland/Pottawatomie County! This 200 +/- acre ranch checks off all the boxes for high-quality ranches. Arriving at the ranch off the blacktop road, you are met with an electronic gated entry. Coming down the driveway, you will notice the brand new custom lodge with 2 beds and 2.5 baths, and an attached shop perfect for gatherings and storing ATVs and UTVs. As you enter the lodge, you will notice the well-crafted custom flooring, complemented by small garage door openings to enjoy the beautiful weather. Outside of the garage, there is a large carport covering that has 2 RV hookups, allowing more guests to sleep comfortably. The main house is truly stunning, featuring 3 beds and 4 baths, with 4,632 sq ft, and an extra gun room upstairs that looks out at the 600-yard gun range. The kitchen is equipped with a Heartland gas stove and an indoor built-in home infrared grill. The outdoor living room is shaded with a deep covered patio and serves as a private outdoor dining space with a concrete and granite buffet bar, smoker, grill, and outdoor fireplace. The guest house is an awesome rustic 2 bedroom, 2 bathroom home, complete with vaulted ceilings, full kitchen, stovepipe fireplace, and a large front porch to take in the views. The master bedroom has exterior access attaching directly to a 3-stall horse barn, tack room, half bath, and laundry room. Sitting between the main and guest house is a quality-built 100'x50' shop with living quarters and a big kitchen. There are 2 additional shops: one south of the guest house that has 4 garage doors and is very spacious, perfect for storing big equipment, and has 2 coverings on the east and west sides; the other shop is located west of the main house and has 1 garage door, providing great access to store equipment. Located in the center of the property is a skeet shooting area that has lights to shoot at night and a covering to keep you out of the hot Oklahoma sun. There are 5 ponds located on the property, 2 of which are stocked with fish. The property also features 10 tower blinds, including Redneck blinds and Muddy blinds. This ranch offers great opportunities to plant lush food plots to attract big mature bucks in the early and late seasons. Additionally, there are multiple areas in the timber where you can hang stands to hunt mature bucks roaming during the rut. This ranch is known to produce Boone and Crockett types of whitetails. The ranch also offers incredible turkey hunting right out of your front door, with big longbeards known to strut right in the front yard. Running a cattle operation on this ranch or having horses is also an option, given the quality of the fencing around the property. This ranch has 160 +/- acres in Cleveland County and 40 +/- acres in Pottawatomie County. It is located less than a mile down the road from the Lexington WMA, providing limitless opportunities to hunt and fish. Don't miss out on owning one of the most detailed ranches in Oklahoma. Located just 15 +/- minutes from Lexington, 40 +/- minutes from Norman, and 45 +/- minutes to Shawnee. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).

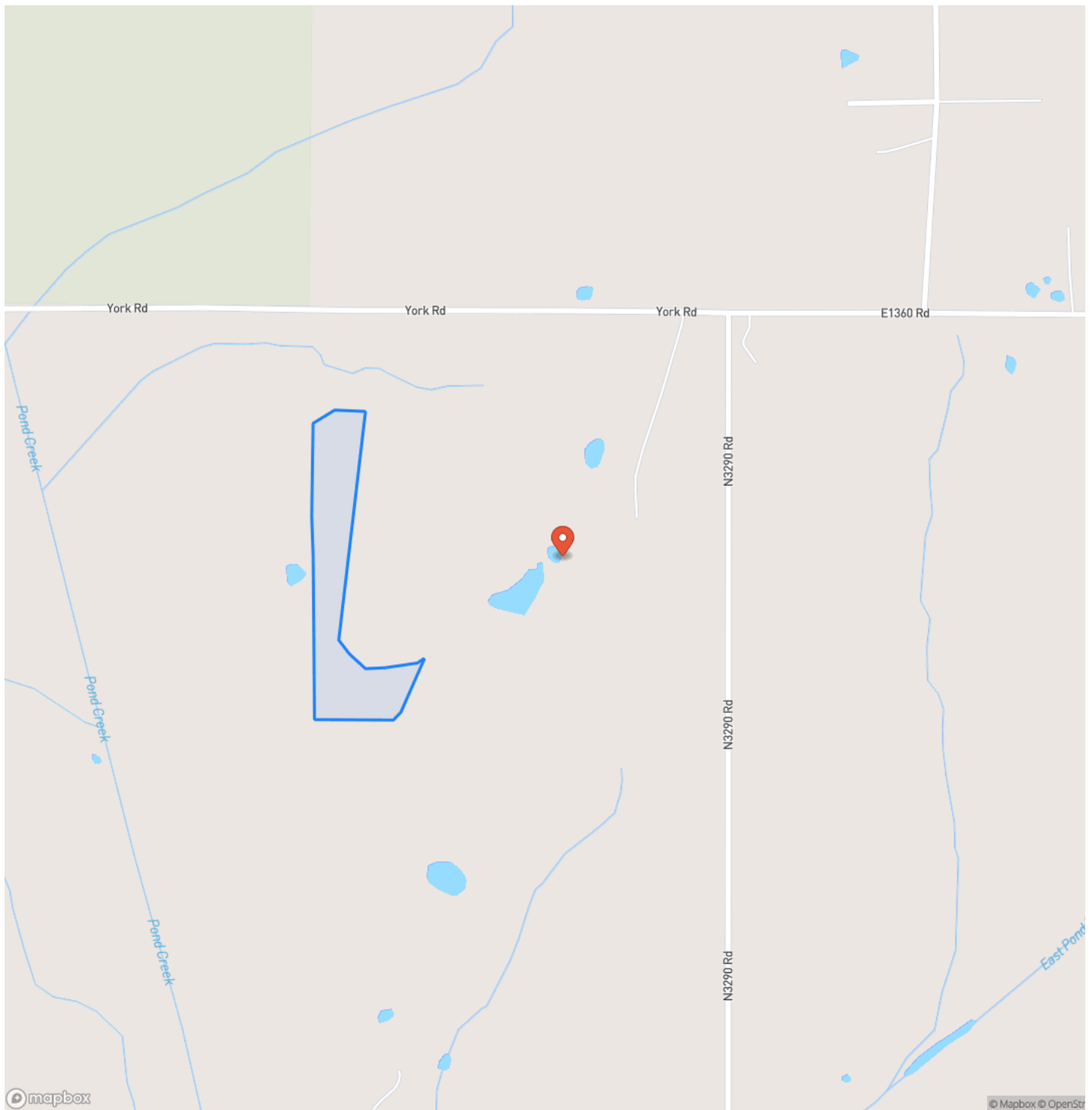


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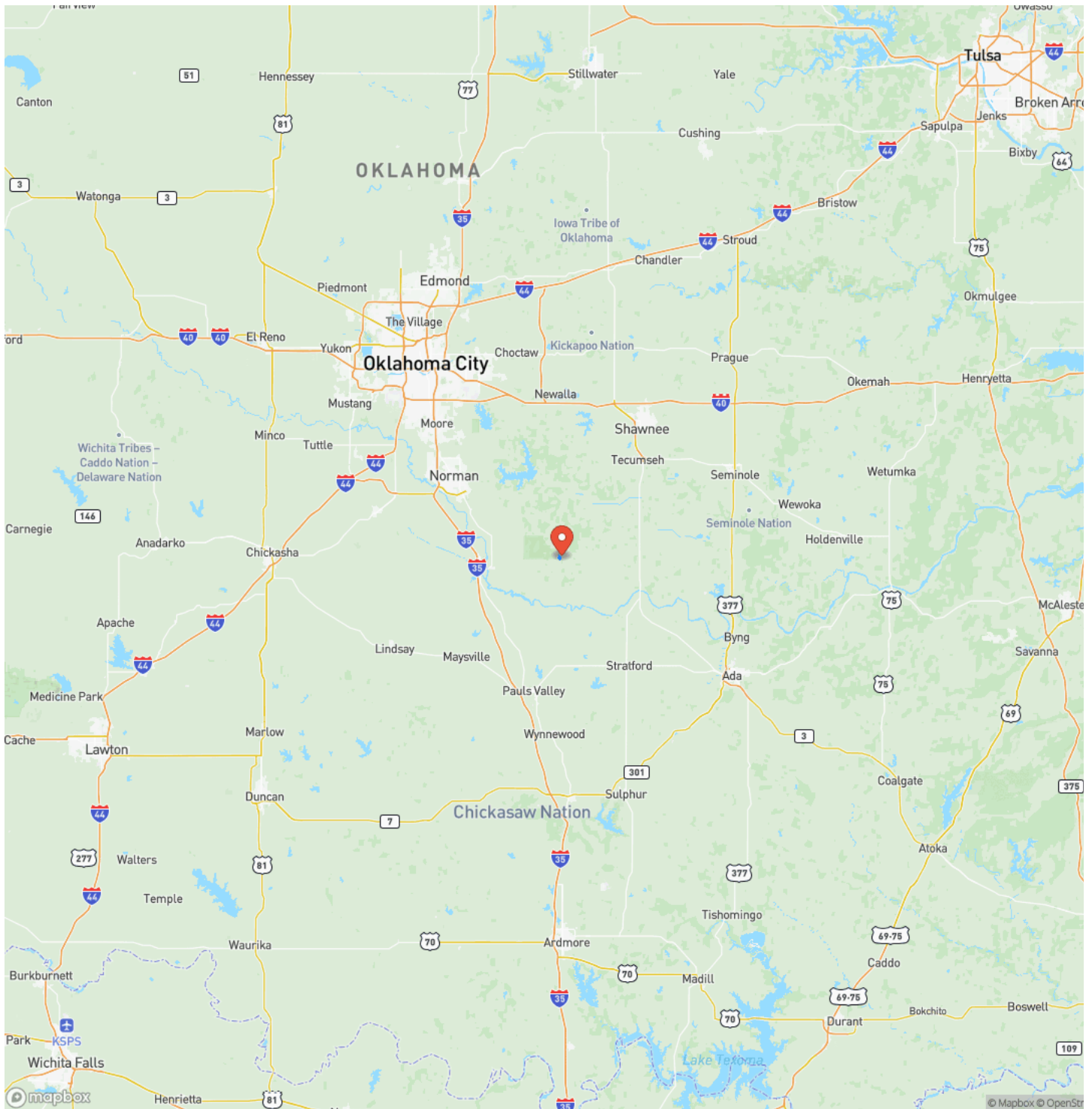
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## Locator Map



## Locator Map





## Satellite Map



## The Nicest Ranch in Oklahoma

### Lexington, OK / Cleveland County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Will Bellis

## Mobile

(918) 978-9311

## Office

(580) 319-2202

## Email

will.bellis@arrowheadlandcompany.com

## Address

## City / State / Zip

## NOTES

[illegible]



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## **DISCLAIMERS**

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