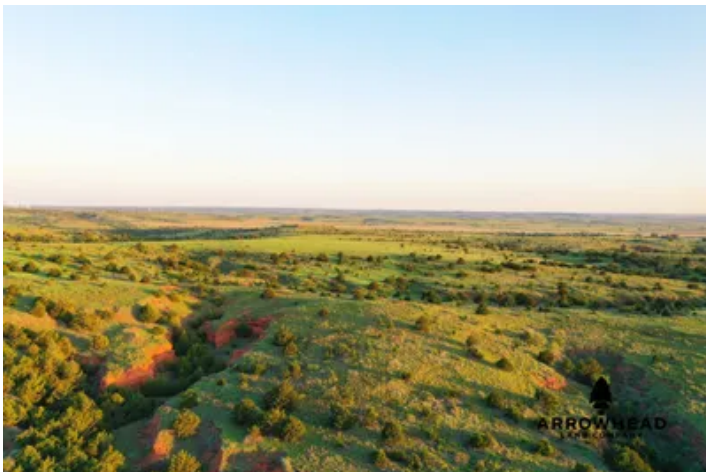


**The Gap Ranch**  
Buffalo, OK 73834

**\$4,500,000**  
2,000± Acres  
Harper County



**The Gap Ranch**  
**Buffalo, OK / Harper County**

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**SUMMARY**

**City, State Zip**

Buffalo, OK 73834

**County**

Harper County

**Type**

Undeveloped Land

**Latitude / Longitude**

36.62334 / -99.51706

**Taxes (Annually)**

832

**Acreage**

2,000

**Price**

\$4,500,000

**Property Website**

<https://arrowheadlandcompany.com/property/the-gap-ranch-harper-oklahoma/39354/>



## **The Gap Ranch**

### **Buffalo, OK / Harper County**

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#### **PROPERTY DESCRIPTION**

The Gap Ranch is a 2000 +/- contiguous acre ranch situated in the picturesque, cedar break country of Harper County in Northwest Oklahoma. The ranch sits just above the Beaver River and Wolf Creek Valley, north of Ft. Supply, OK. This specific area is rich with history and served as a pivotal travel corridor for hundreds of army provision wagons and frontier cavalry troops traveling to Fort Dodge, KS, from then camp supply in northwest Indian territory. Historical figures George Custer, Kit Carson and General Sheridan are believed to have trekked through "The Gap" in the mid to late 1800s!

The Gap Ranch has since been operated primarily as a cattle ranch with some opportunistic hunting along the way. There are windmill and solar powered wells supplying water tanks and ponds on the south, center and north ends of the ranch as well as numerous wet season ponds, so cattle never have to travel too far for water. Rural water with electricity is also present on the north end of the ranch. The grass is good enough to support good numbers of cattle, and the perimeter and cross fences are in good shape so keeping your herd in is no problem at all. The road system on the ranch allows you to travel from the far southeast corner of the ranch all the way through to the far northwest corner while having to open only a single gate!

The potential of this property as a hunting and recreational farm is outstanding! It is bordered along the entire south end by the Hal and Fern Wildlife Management area and on all other sides by a single, large, family run cattle operation. A publicly accessed county road runs along a portion of the south end of the ranch only, so unwanted encroachment would be very difficult. The property is made up of deep cedar canyons, draws with grassy hill tops, and mesas. It is ideal terrain and habitat for growing and holding the giant whitetail, and even mule deer that are making this region of NW Oklahoma extremely desirable amongst the hunting community. Numerous large, record book quality whitetails have been harvested off this ranch and surrounding properties so there is no question the genetics are here! Other wildlife species that call this ranch home, along with the whitetail and mule deer, are good numbers of turkey, quail and other small game species. Elk and even Aoudad have been seen on the property! With some strict and deliberate wildlife management, this property will be off the charts as a hunting and recreational property!

If you still aren't convinced of the overall quality of this Oklahoma gem, let's consider the income potential of this property! There is potential for six figure income through cattle grazing lease, hunting lease and possible wind royalties generated from the 11 wind turbines on the ranch!

This property is one you don't want to miss out on! You truly have to get your boots on the ground and fingers in the red dirt to truly appreciate it! Stand on the same flat top mesas that the Native Americans and historical figures from the wild frontier days possibly stood and admire the same vastness and rugged beauty of what is today, The Gap Ranch!

For more information or to schedule a private tour of the ranch call Arrowhead Land Agent - Josh Candelaria ([580\) 660-1167](tel:5806601167).

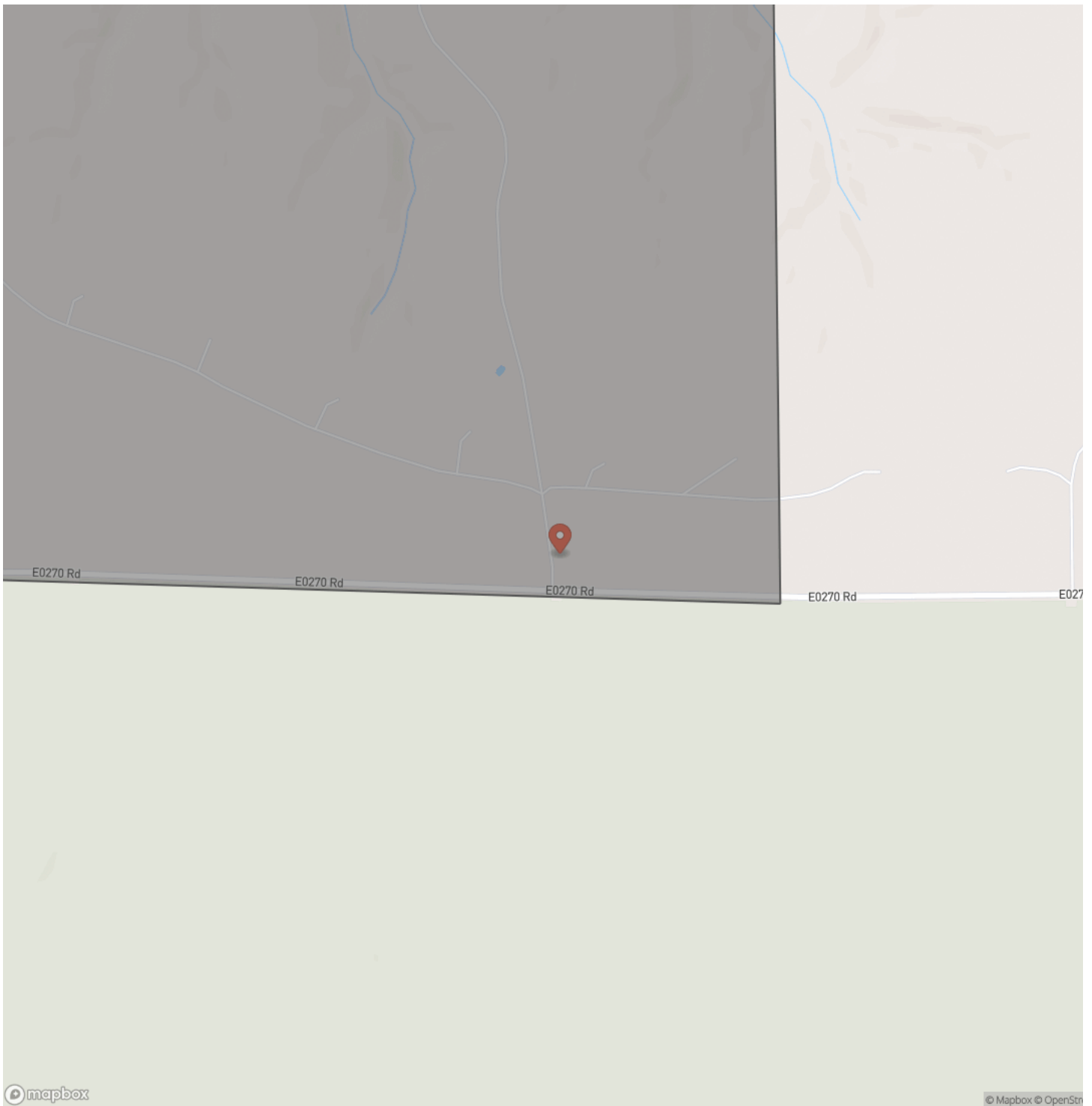
Woodward, OK - 15 miles; Oklahoma City, OK - 136 miles; Tulsa, OK - 200 miles; Amarillo, TX - 162 miles; Dodge City, KS - 80 miles; Wichita, KS - 140 miles; Dallas/Ft.Worth, TX - 300 miles



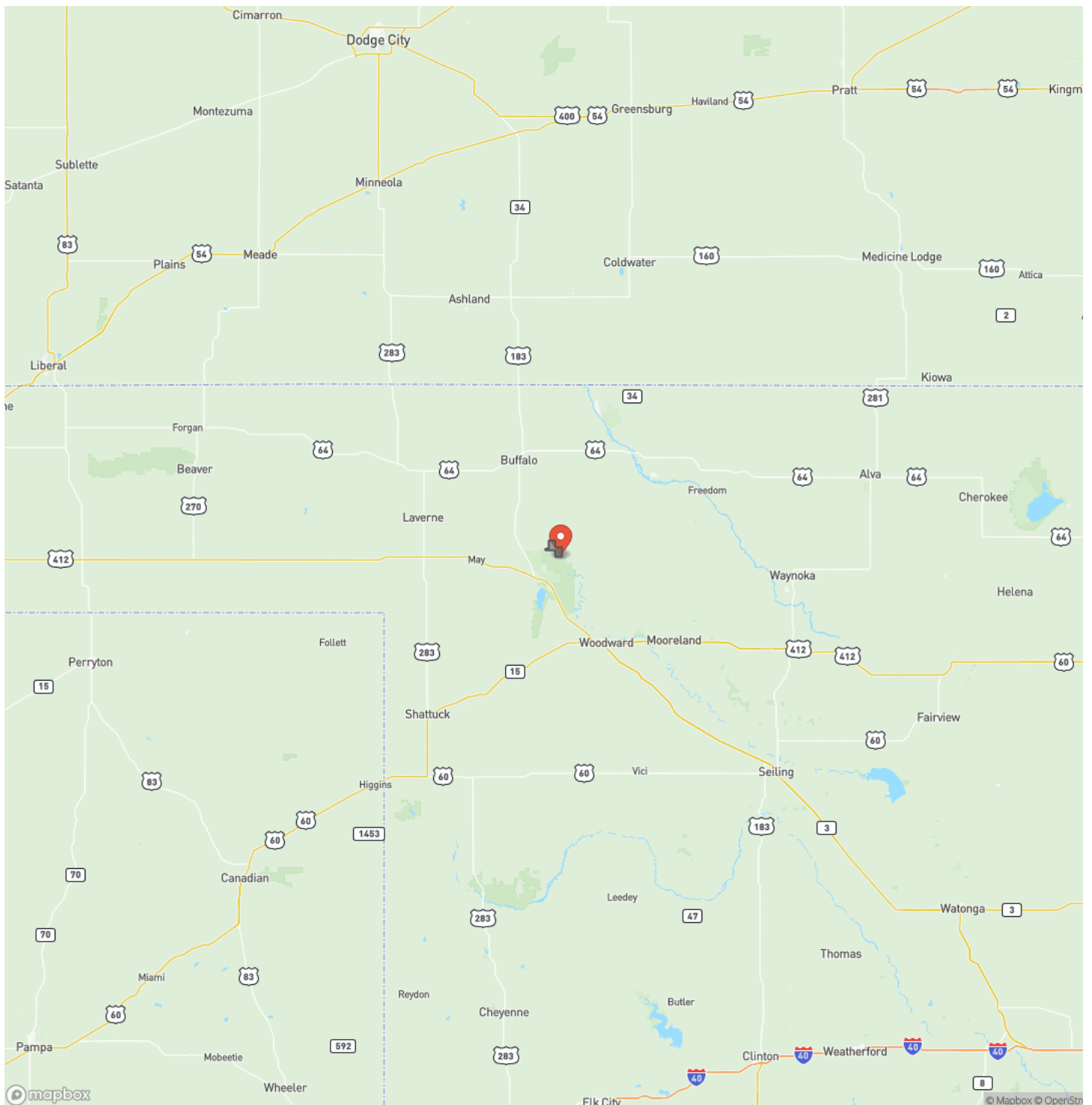
The Gap Ranch  
Buffalo, OK / Harper County



## Locator Map



## Locator Map



## Satellite Map



**The Gap Ranch**  
**Buffalo, OK / Harper County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Josh Candelaria

## Mobile

(580) 660-1167

## Email

josh.candelaria@arrowheadlandcompany.com

**Address**

## City / State / Zip

Gotebo, OK 73041

## NOTES

[illegible]

## This image shows a blank sheet of white paper with horizontal 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**

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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