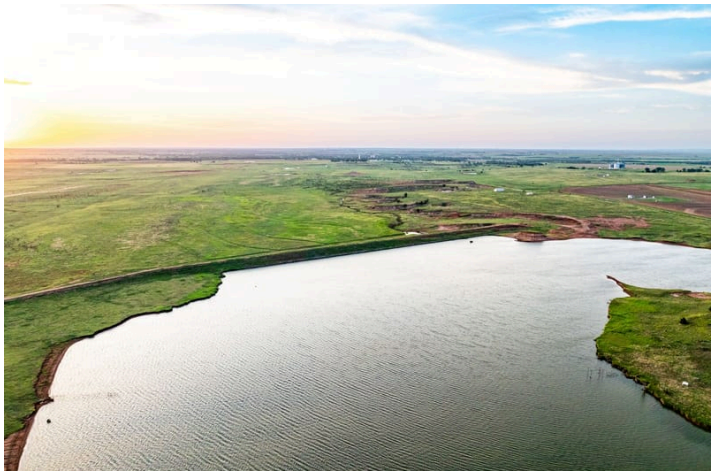
West Mountain View Ranch
00 E 1320 Rd
Mountain View, OK 73062

$400,000
160± Acres
Kiowa County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

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
arrowheadlandcompany.com





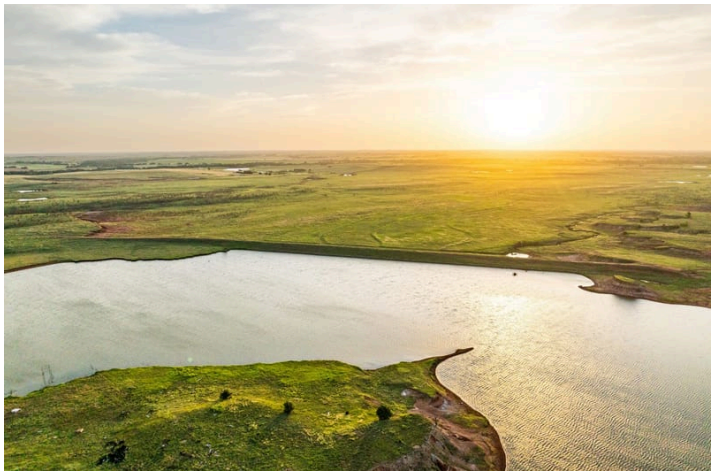


PROPERTY DESCRIPTION

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 Candeleria at (580) 660-1167 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

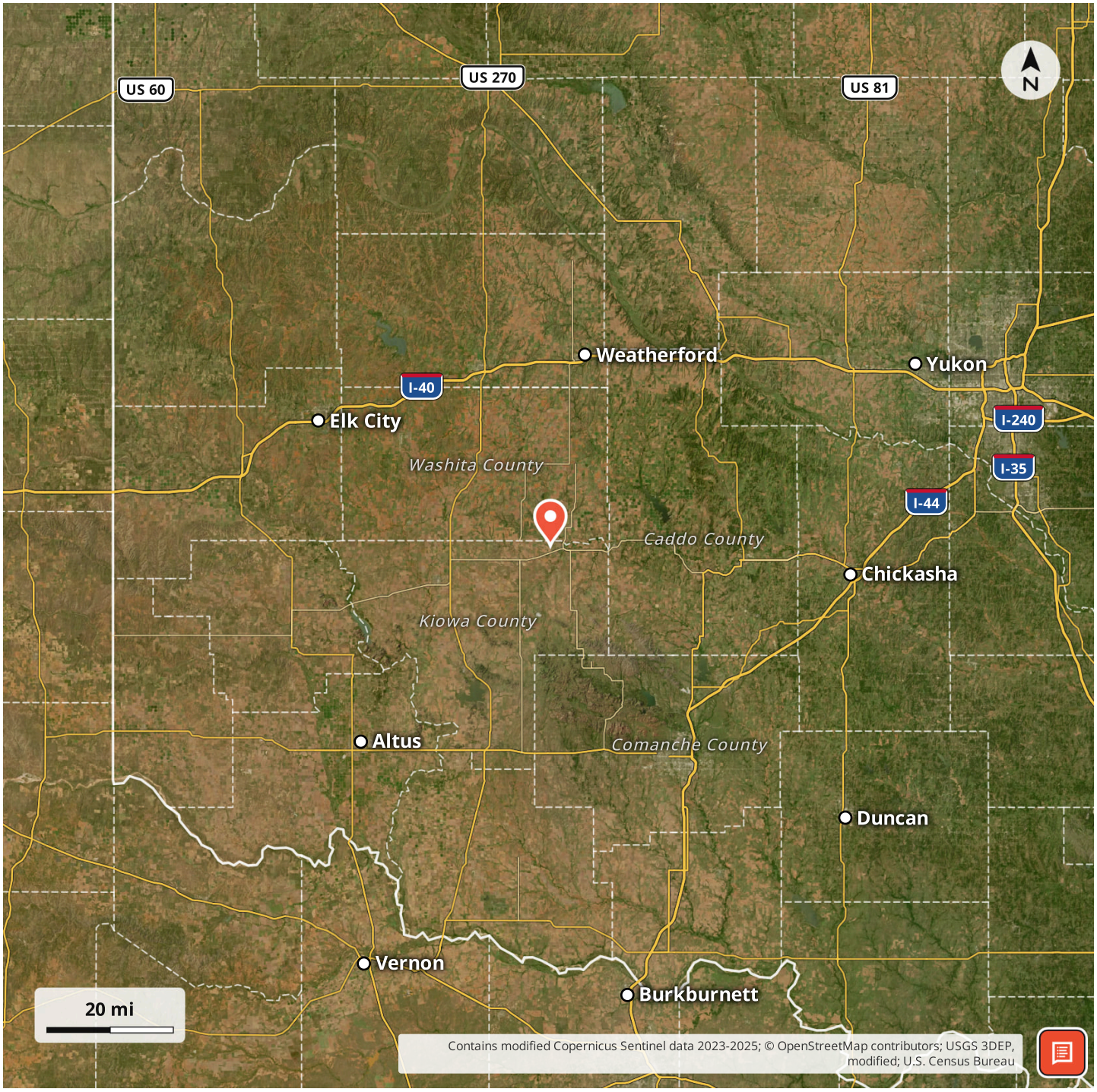
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.







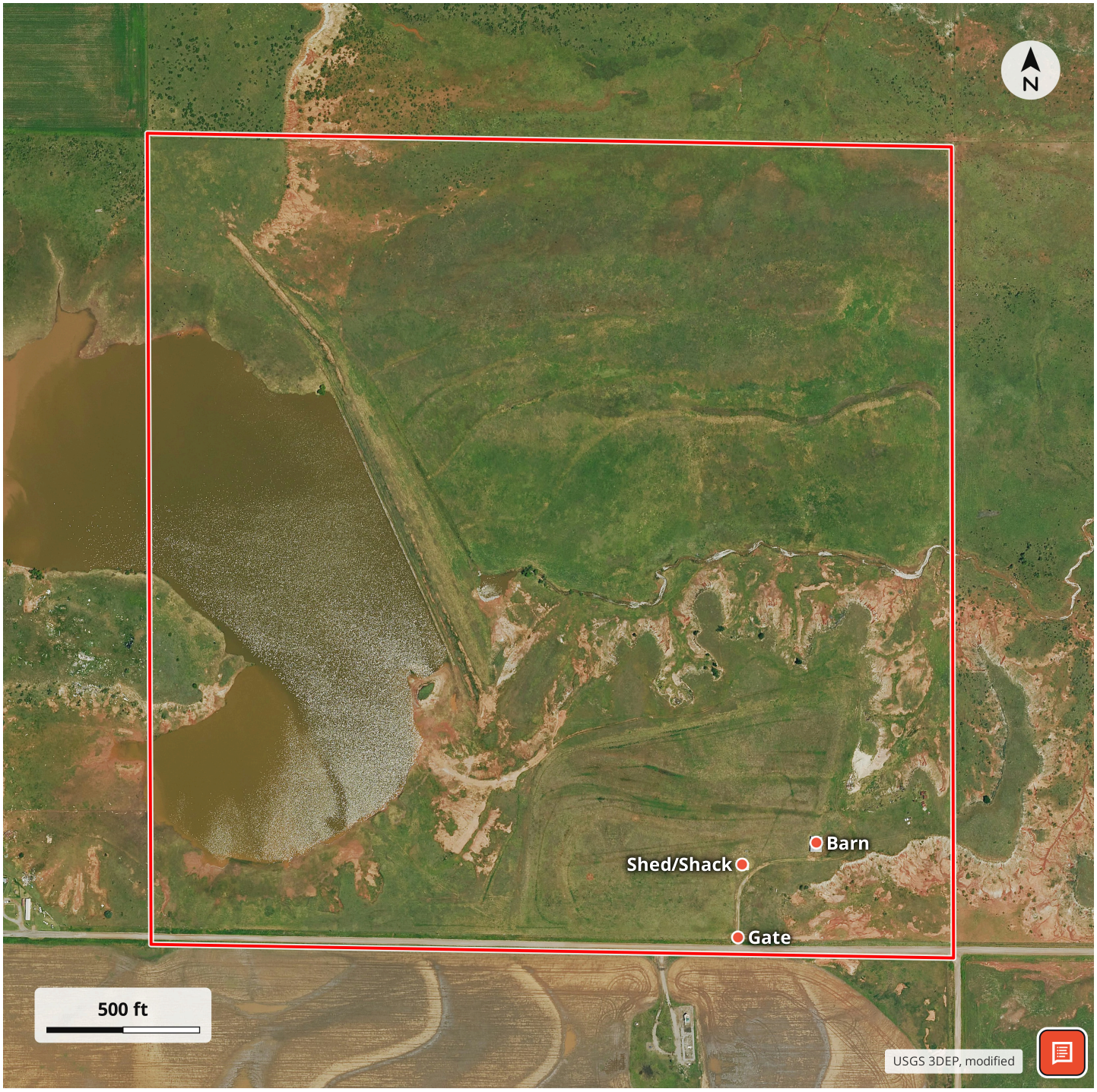

Regional Map



Locator Map


N
Shed/Shack
Barn
E1320 Rd
Gate
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Josh Candelaria

Mobile
(580) 660-1167

Email
josh.candelaria@arrowheadlandcompany.com

City / State / Zip
Gotebo, OK 73041

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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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