

**Cooperton Valley Ranch**  
15544 Highway 54  
Mountain Park, OK 73559

**\$1,600,000**  
440± Acres  
Kiowa County



**Cooperton Valley Ranch**  
**Mountain Park, OK / Kiowa County**

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**SUMMARY**

**Address**

15544 Highway 54

**City, State Zip**

Mountain Park, OK 73559

**County**

Kiowa County

**Type**

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

**Latitude / Longitude**

34.761381 / -98.859155

**Dwelling Square Feet**

1,353

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

440

**Price**

\$1,600,000

**Property Website**

<https://arrowheadlandcompany.com/property/cooperton-valley-ranch/kiowa/oklahoma/68731/>



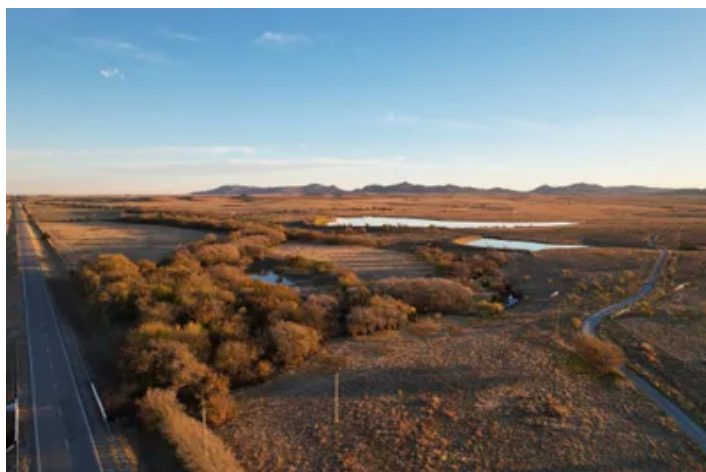
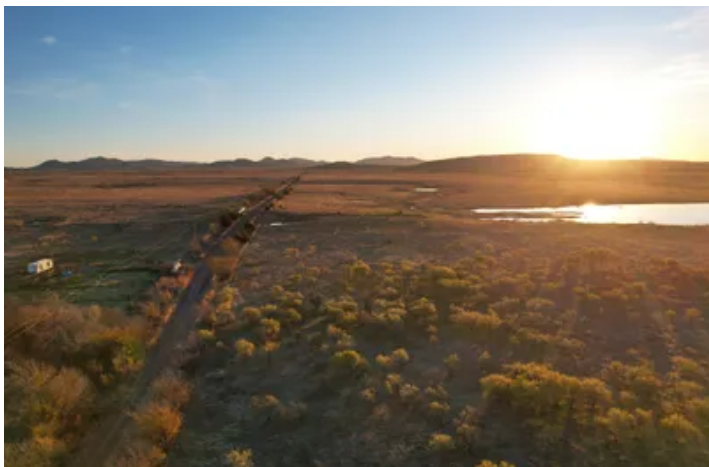
## **PROPERTY DESCRIPTION**

In the heart of Cooperton Valley, surrounded by the majestic rocky peaks of the Wichita Mountains, lies Cooperton Valley Ranch! This 440 +/- acre working cow/calf cattle operation is situated on two separate tracts: a 280 +/- acre parcel, all under one fence, and a separate 160 +/- acre parcel immediately adjacent to the 280. The 160 +/- acre parcel is separated from the main portion of the ranch by a small, two-lane state highway (Highway 54). This section is highlighted by approximately 62 +/- acres of some of the most fertile bottom ground in Cooperton Valley, comprised of Class 2 soils with minimal cultivation limitations. East Otter Creek divides the cultivated bottom ground from the west portion of the 160-acre tract, which is primarily covered with mesquite shrubs, native grasses, and plants. With its fertile farmland to the east, dense brush and timber along the creek, and semi-open pasture to the west, this portion of the ranch is ideal for hunting. Deer, hogs, turkeys, and even the highly coveted elk are often seen in the lush wheat pastures before retreating to the creek's protective cover. Approximately half a mile of East Otter Creek has been fenced off from cattle to be used exclusively for hunting. The two electric water wells on this 160-acre parcel, along with East Otter Creek during wet seasons, make watering livestock and wildlife convenient and stress-free. Crossing the highway to the 280-acre main body of the ranch, you'll find a stunning pipe entrance leading onto a ¼-mile, well-maintained private driveway that winds into the property. At the end of the driveway, perched atop a hill overlooking the main pastures, is the ranch headquarters. The headquarters features a 2,665-square-foot barndominium, multiple storage containers, and a newly built set of corrals. The corrals, constructed in 2021, are thoughtfully designed for efficiency and minimal stress on livestock. They include multiple sorting and holding pens, well-built alleys, and a Priefert squeeze chute, along with water and electricity available on-site. The barndominium, built in 2010, offers 1,353 square feet of living space with 2 bedrooms, 2 bathrooms, an office/bonus room, an open-concept living and kitchen area, and a laundry/mudroom. Stained concrete floors and rustic finishes give the home a warm, lodge-like feel. The remaining 1,300 square feet of the barndominium serve as garage, storage, and entertaining space. From the large, covered front porch, you can enjoy breathtaking views of the ranch and watch the sun set behind the western peaks of the Wichita Mountains, offering some of the most stunning sunsets imaginable. The view also features a shimmering 10-acre pond, the largest of 10 strategically placed ponds within the contiguous 280-acre tract. These ponds provide supplemental water to the eight separate pastures, which are all fenced with five-strand barbed wire. This setup allows for an efficient rotational grazing system to maximize the sustainability of the ranch's native and Bermuda grass pastures. The ranch also boasts two large permanent rural water tanks that supply year-round water to five pastures, as well as solar-powered water wells and additional ponds. A 28-ton overhead feed bin, tight seven-strand perimeter fencing, and other thoughtful infrastructure complete the operation. This property represents more than two decades of dedication, with blood, sweat, and tears poured into every aspect of its design and operation. The passion for the ranching lifestyle is evident throughout, and while one chapter of its story may be closing, another is ready to begin. Few places on God's great earth offer a better setting for dreams and stories to unfold than Cooperton Valley in Kiowa County, Oklahoma. All showings are by appointment only. For questions or to schedule a private showing, please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).

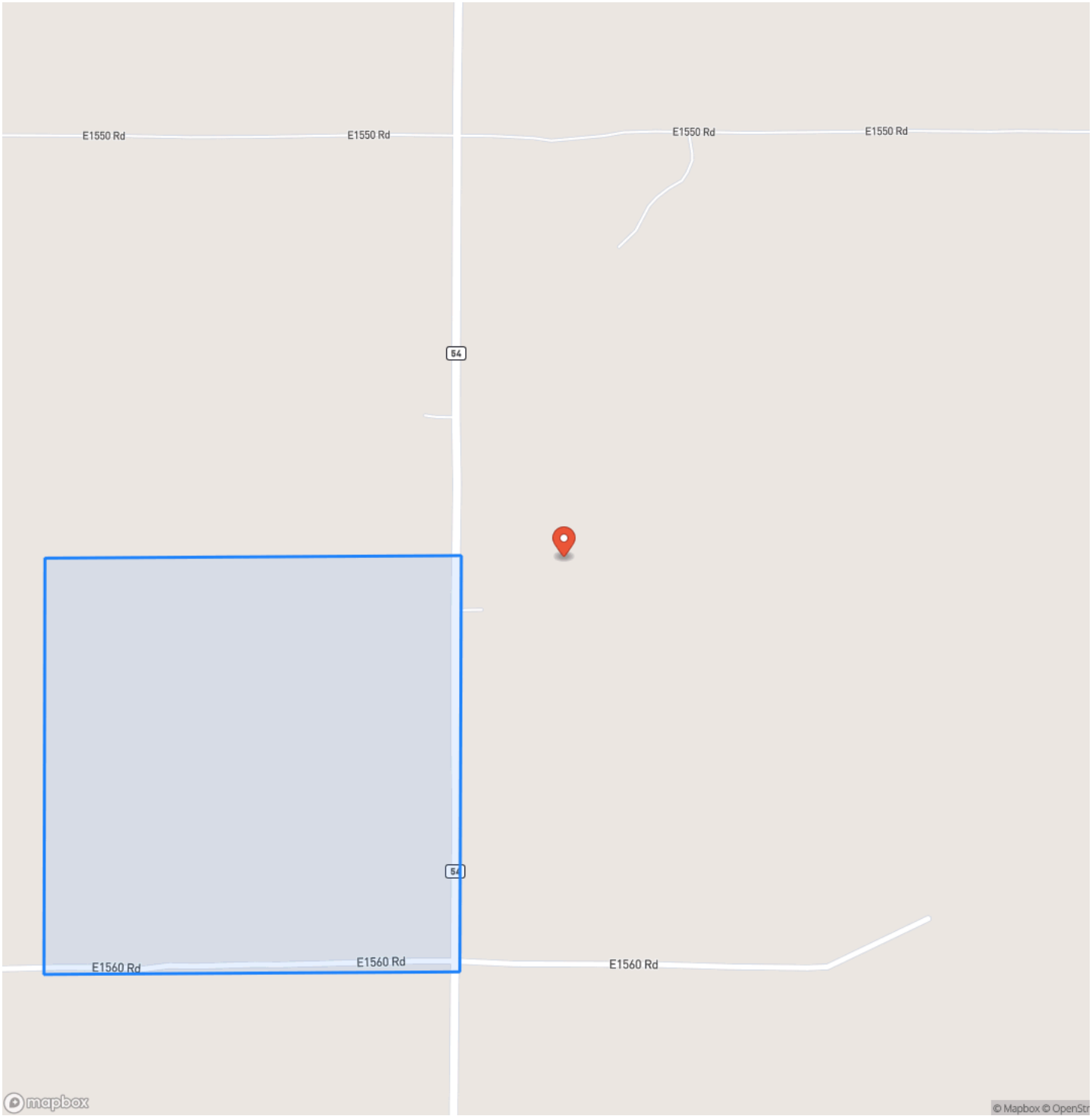


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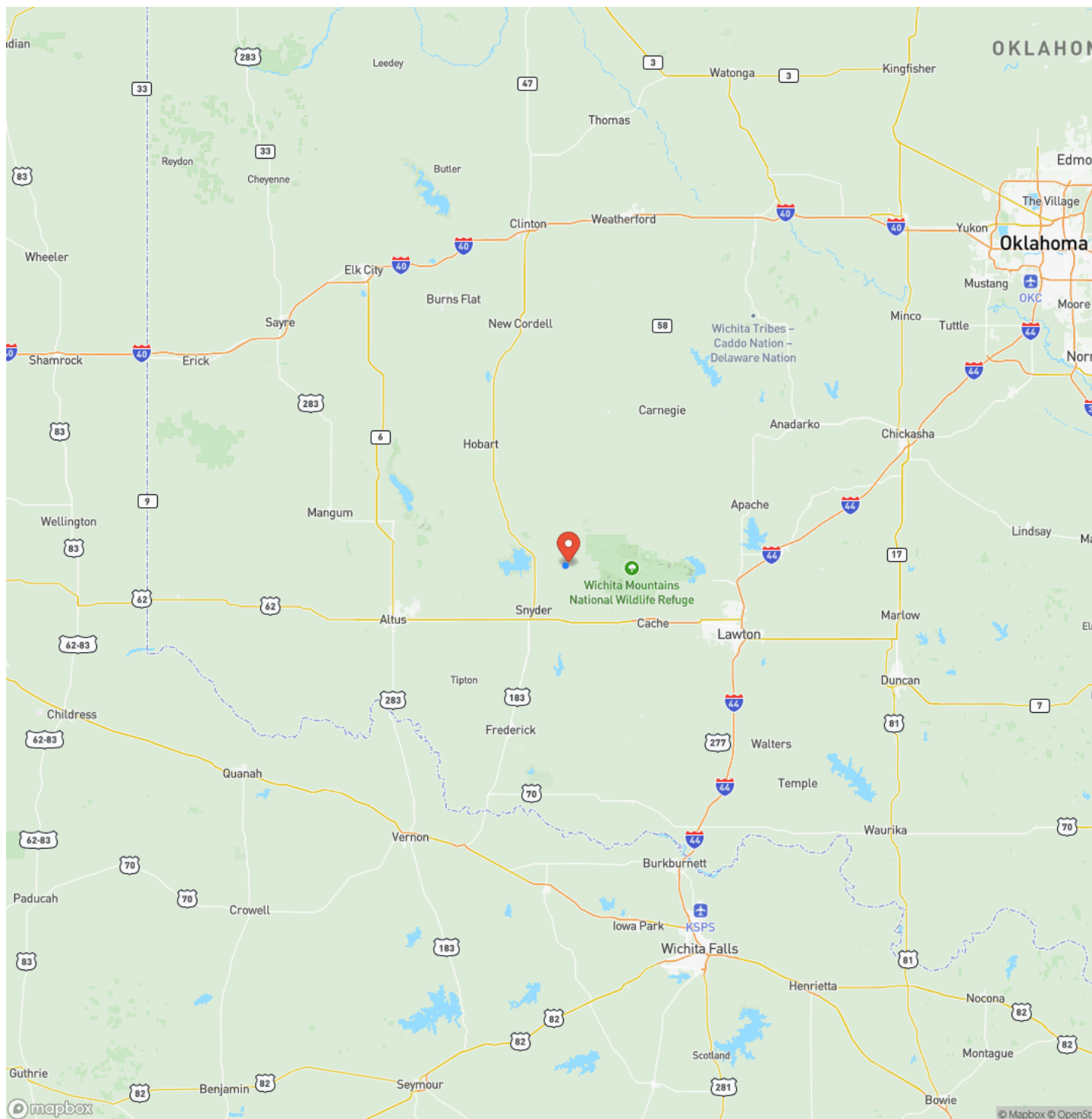
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# Locator Map



## Locator Map





## Satellite Map



**Cooperton Valley Ranch**  
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## 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 single 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.



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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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