

**Mesquite Canyon Ranch**  
Hwy 70 / N2750 Road  
Waurika, OK 73573

**\$2,634,500**  
951± Acres  
Jefferson County





**Mesquite Canyon Ranch**  
**Waurika, OK / Jefferson County**

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**SUMMARY**

**Address**

Hwy 70 / N2750 Road

**City, State Zip**

Waurika, OK 73573

**County**

Jefferson County

**Type**

Farms, Ranches, Hunting Land, Recreational Land

**Latitude / Longitude**

34.165381 / -98.087011

**Taxes (Annually)**

820

**Acreage**

951

**Price**

\$2,634,500

**Property Website**

<https://legendary.land/property/mesquite-canyon-ranch-jefferson-oklahoma/30279>



## **PROPERTY DESCRIPTION**

Mesquite Canyon Ranch is a rugged combination ranch with native grass pastures, thickets and mesquite timber. The property has gently rolling to extreme topography with over 140' of elevation change from the highest wheat field which overlooks the Red River valley in Western Jefferson County. This area is known for excellent deer and turkey hunting, but the property is also situated in big ranch country and will support about 75 cow/calf pairs. Five small ponds are scattered throughout the ranch, yet the topography in the wooded draws lends itself for the construction of new lakes and ponds. With quail whistling and big scenic views, this ranch has the feeling of West Texas, but is less than two hours Northwest of DFW.

\*Seller will consider subdividing this property in 160 acre tracts or any combination thereof, 320, 480, 640, or 800 acres

### **Location:**

- \*Waurika - 6 miles
- \*Wichita Falls - 35 miles
- \*DFW - 120 miles
- \*Oklahoma City - 113 miles

### **Access:**

- \*One mile of Two Lane State Highway 70 frontage
- \*3.5 miles of Gravel County Road frontage

### **Water:**

- \*Five ponds
- \*Seasonal creek drainages
- \*Several small springs
- \*Multiple locations to build new ponds

### **Utilities:**

- \*Rural water available
- \*Electricity available

### **Climate:**

- \*Approximately +/- 32 inches of annual precipitation

### **Minerals:**

- \*Surface Only

### **Wildlife:**

- \*Whitetail Deer
- \*Wild Turkey
- \*Waterfowl
- \*Dove
- \*Quail
- \*Wild Hogs

### **Fishing:**

- \*Bluegill

### **Terrain:**

- \*Elevation ranging from 880' to 1,020'
- \*Upland rolling rangeland
- \*Scattered mesquite timber and brush, cactus and rock outcrops
- \*Elms and Hackberry in the drainages
- \*Rough and rugged ranch providing both hunting and grazing



- \*Native grass and Crosstimbers habitat
- \*15 acres of tillable winter wheat field on Teller Loam soils
- \*Seasonal creeks drain south and west into Saline Creek and eventually the Red River

**Improvements:**

- \*Old Wooden Cattle Pens
- \*Fencing is mostly above average with one 1/2 mile section that is older

**Equipment:**

- \*NA

*If you are not already on the Legendary Land Company website, please follow the "Property Website" link.*

When purchasing a property listed by Legendary Land Company, 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 Legendary Land Company.







## Locator Map



## Locator Map



## Satellite Map





**LISTING REPRESENTATIVE**

For more information contact:



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**Mobile**

(580) 220-7790

**Email**

Trevor@Legendary.Land

**Address**

111 D Street SW

**City / State / Zip**

Ardmore, OK 73401

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**NOTES**

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## NOTES

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**

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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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