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

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







Mesquite Canyon Ranch Waurika, OK / Jefferson County

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.

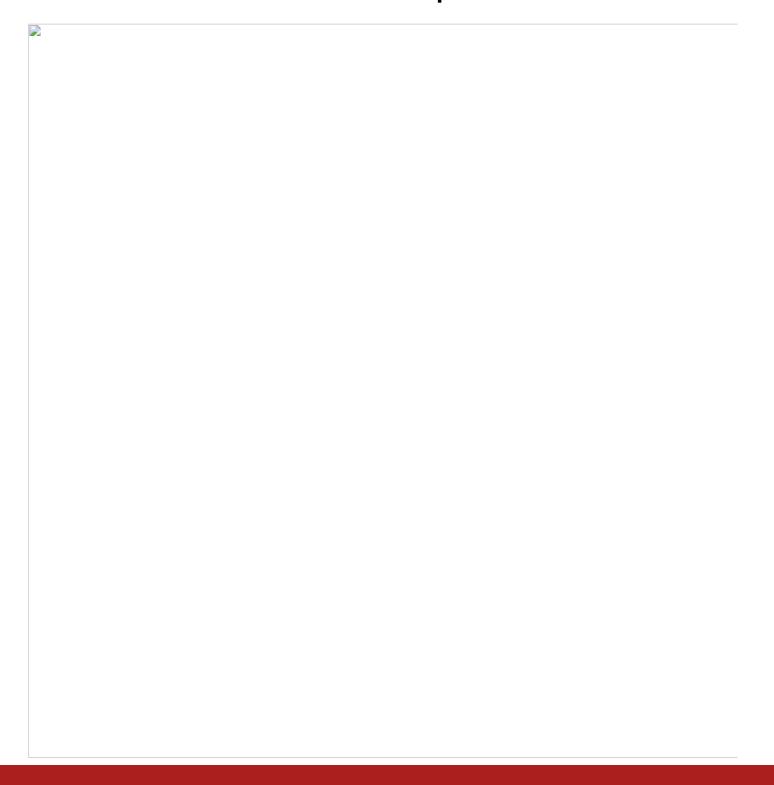
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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





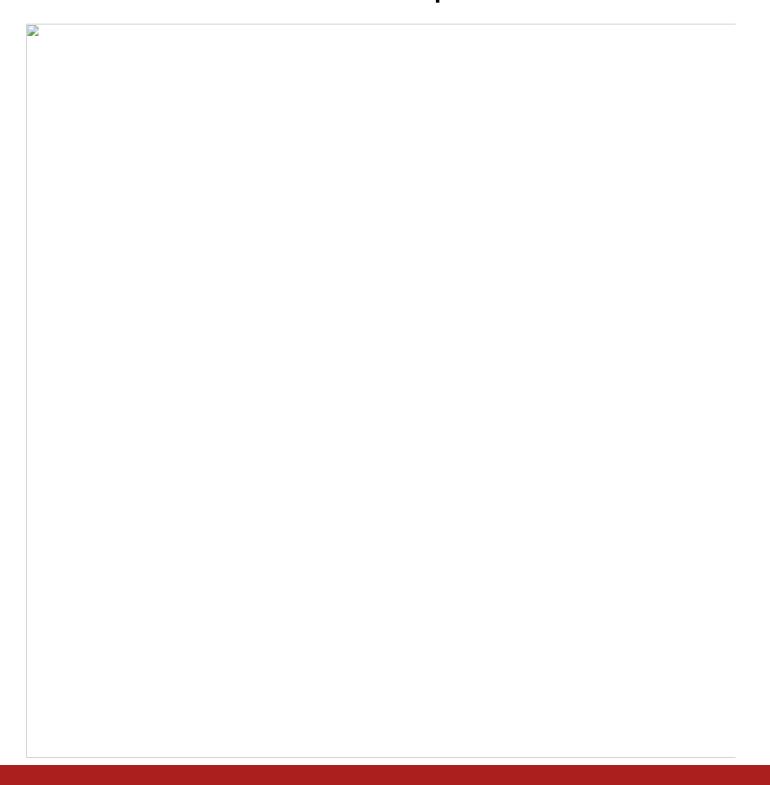


Locator Map



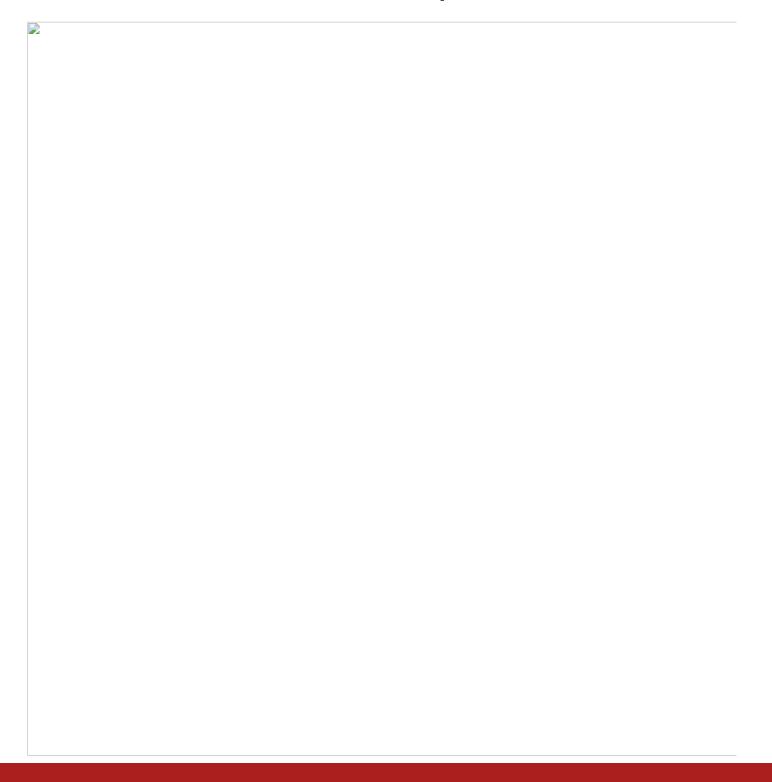


Locator Map





Satellite Map





8

LISTING REPRESENTATIVE

For more information contact:



Representative

Trevor Potts

Mobile

(580) 220-7790

Email

Trevor@Legendary.Land

Address

111 D Street SW

City / State / Zip

Ardmore, OK 73401

<u>NOTES</u>			



<u>NOTES</u>			
_			



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.



Legendary Land Co 1021 Regal Rd Yukon, OK 73099 (405) 206-0914 http://legendary.land

