

Jefferson County Ranch - Tract 2  
E1950 Road  
Waurika, OK 73573

**\$155,566**  
39.940± Acres  
Jefferson County





**Jefferson County Ranch - Tract 2**  
**Waurika, OK / Jefferson County**

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**SUMMARY**

**Address**

E1950 Road

**City, State Zip**

Waurika, OK 73573

**County**

Jefferson County

**Type**

Farms, Ranches, Hunting Land, Recreational Land

**Latitude / Longitude**

34.1884 / -98.0984

**Taxes (Annually)**

40

**Acreage**

39.940

**Price**

\$155,566

**Property Website**

<https://legendary.land/property/jefferson-county-ranch-tract-2-jefferson-oklahoma/42853/>



## Jefferson County Ranch - Tract 2

### Waurika, OK / Jefferson County

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#### **PROPERTY DESCRIPTION**

Jefferson County Ranch is a combination ranch with native grass pastures, thickets and mesquite timber. The property has gently rolling topography and 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 a cow/calf pair per 10 to 12 acres. The topography in the wooded draws lends itself for the construction of new 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.

This property recently underwent a prescribed burn which will help reduce weeds and woody vegetation while increasing the growth of healthy native grass and forbs.

#### **Location:**

- \*Waurika - 8.5 miles
- \*Wichita Falls - 35 miles
- \*Decatur, TX - 80 miles
- \*DFW - 122 miles
- \*Oklahoma City - 113 miles

#### **Access:**

- \*1/4 miles of Gravel County Road frontage

#### **Water:**

- \*Seasonal creek drainages
- \*Locations to build a new pond

#### **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:**

- \*NA

#### **Terrain:**

- \*25' of elevation change
- \*Upland rolling rangeland
- \*Scattered mesquite timber and brush
- \*Elms and Hackberry in the drainages
- \*Rough and rugged ranch providing both hunting and grazing
- \*Native grass and Crosstimbers habitat



**Improvements:**

\*NA

**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.

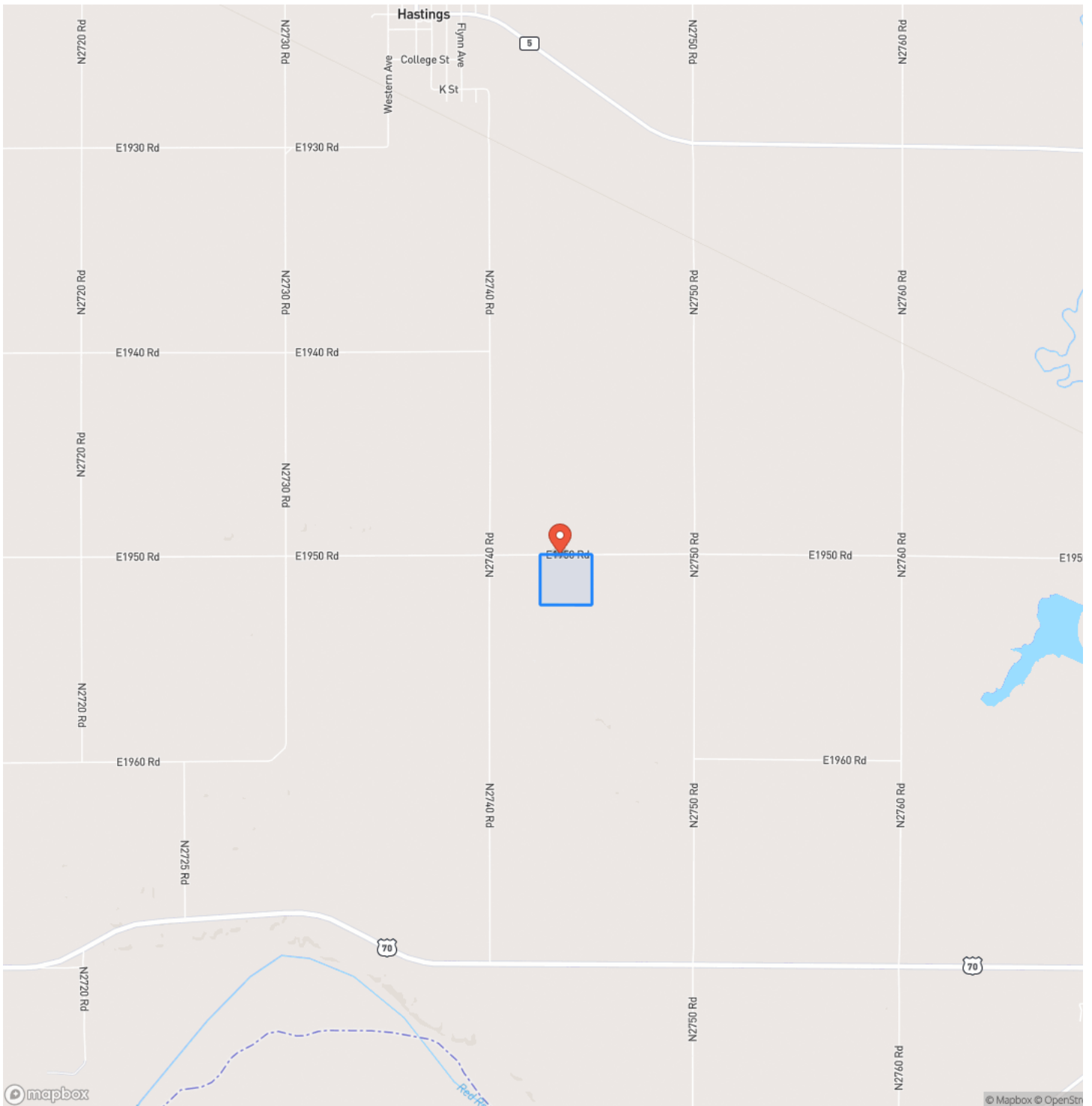




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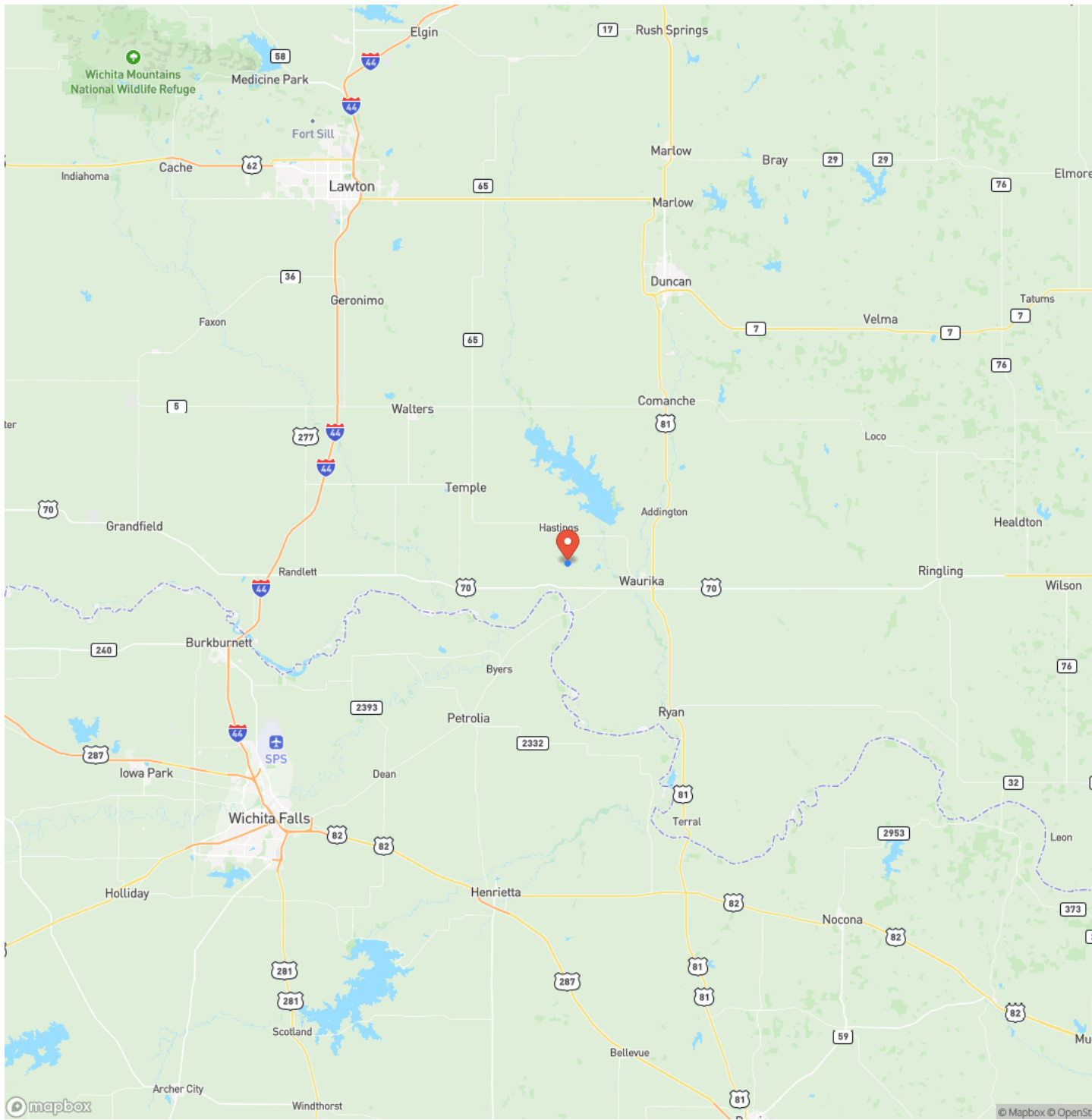


## Locator Map

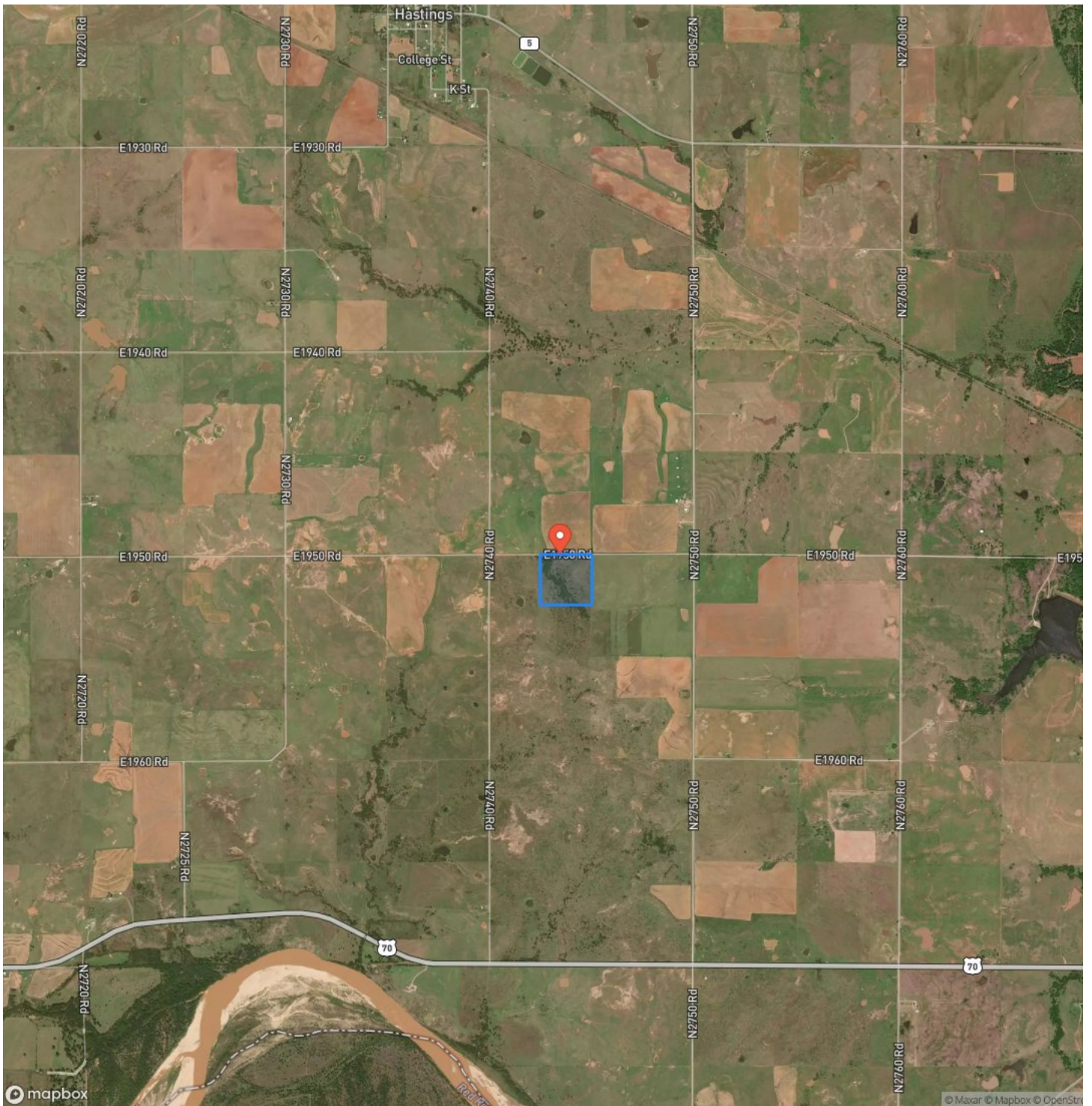




## Locator Map



## Satellite Map





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## 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

## NOTES

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**MORE INFO ONLINE:**

**http://legendary.land**

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## **DISCLAIMERS**

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