

**Morgan Ranch**  
US Highway 70  
Waurika, OK 73573

**\$4,090,000**  
1,146± Acres  
Jefferson County





**Morgan Ranch**  
**Waurika, OK / Jefferson County**

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**SUMMARY**

**Address**

US Highway 70

**City, State Zip**

Waurika, OK 73573

**County**

Jefferson County

**Type**

Farms, Ranches, Hunting Land, Recreational Land

**Latitude / Longitude**

34.1585 / -97.8909

**Taxes (Annually)**

1033

**Dwelling Square Feet**

1400

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

1,146

**Price**

\$4,090,000

**Property Website**

<https://legendary.land/property/morgan-ranch-jefferson-oklahoma/47972/>



## **Morgan Ranch**

### **Waurika, OK / Jefferson County**

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#### **PROPERTY DESCRIPTION**

Morgan Ranch is a rolling and scenic native grass cattle ranch located on the historic Chisholm Trail in central Jefferson County in an area known for large cattle ranches. This ranch has been in the same family for several generations and has clearly been taken care of over the years with much respect for the land. In addition to being an excellent cattle ranch capable of running around 115 cow-calf pairs, it is an outstanding property for wildlife. The family has never allowed hunting, which has created a true wildlife sanctuary. Jefferson County and Mud Creek are quickly becoming known for producing big whitetail deer, as well as maintaining healthy flocks of Rio Grande turkeys even while the statewide population has been decreasing. The waterfowl potential of this property should not be overlooked with many natural duck sloughs and a large amount of acreage to construct new impoundments.

#### **Location:**

- \*Waurika - 6 miles
- \*Texas State Line - 25 miles
- \*Ardmore - 43 miles
- \*Decatur, TX - 75 miles
- \*Oklahoma City - 113 miles
- \*DFW - 119 miles

#### **Access:**

- \*1.875 miles of paved Hwy 70 frontage
- \*1.75 miles of gravel county road frontage on E1960 Rd

#### **Water:**

- \*One, 7 acre lake
- \*Six small ponds
- \*Over two miles of a main tributary creek to West Mud Creek
- \*Small amount of frontage on West Mud Creek
- \*Many locations to build new ponds
- \*Location to build a potential 17 acre lake
- \*Natural duck sloughs
- \*Potential to build additional waterfowl habitat

#### **Utilities:**

- \*Rural water meter
- \*Electric meter
- \*Septic system
- \*Water well

#### **Climate:**

- \*Approximately +/-33 inches of annual precipitation

#### **Minerals:**

- \*Surface Only

#### **Wildlife:**

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



**Fishing:**

- \*Bass
- \*Bluegill
- \*Catfish

**Terrain:**

- \*Over 85' of topographic relief
- \*Class 2 and 3 soils
- \*Rolling native grass pastures
- \*Hardwood timbered draws and creek bottoms
- \*Crosstimbers habitat with sand plum, sumac, persimmon and blackberry
- \*Large Native Pecan trees along the main creek

**Improvements:**

- \*1,400 sf metal home with interior basement
- \*Attached 25' x 30' garage
- \*Detached 20' x 20' metal garage
- \*Old set of cattle pens

**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.

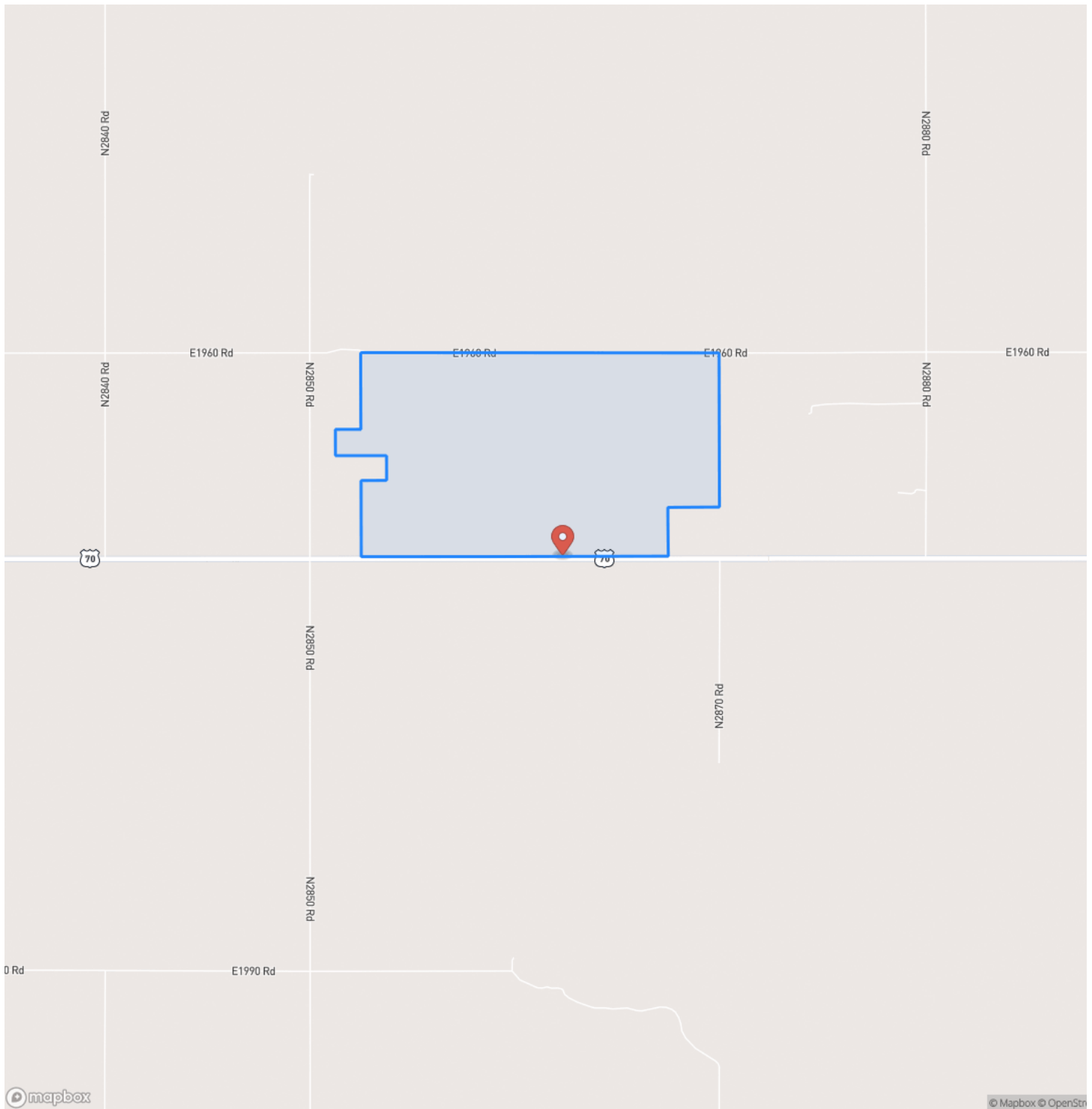




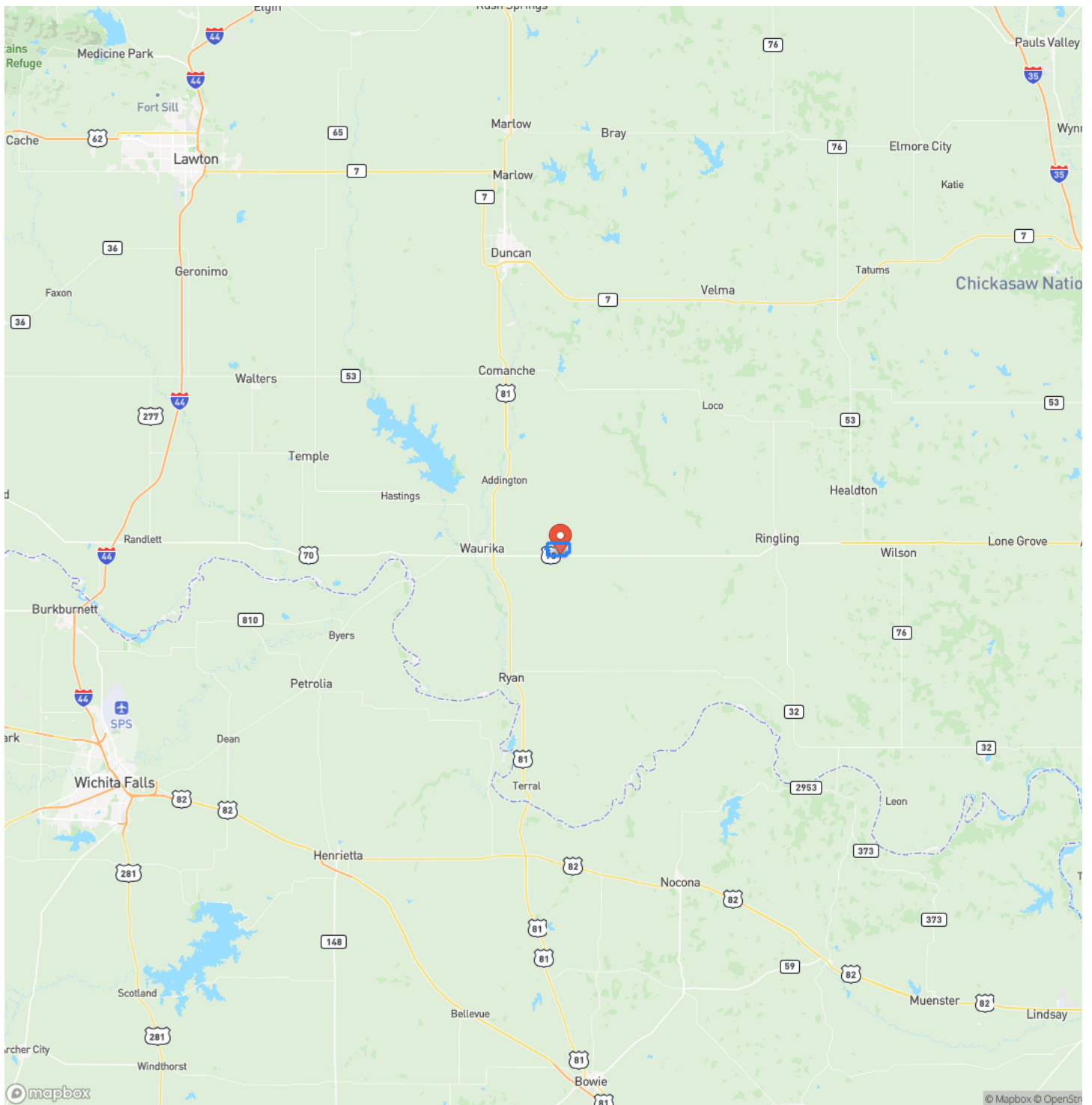
Morgan Ranch  
Waurika, OK / Jefferson County



## Locator Map

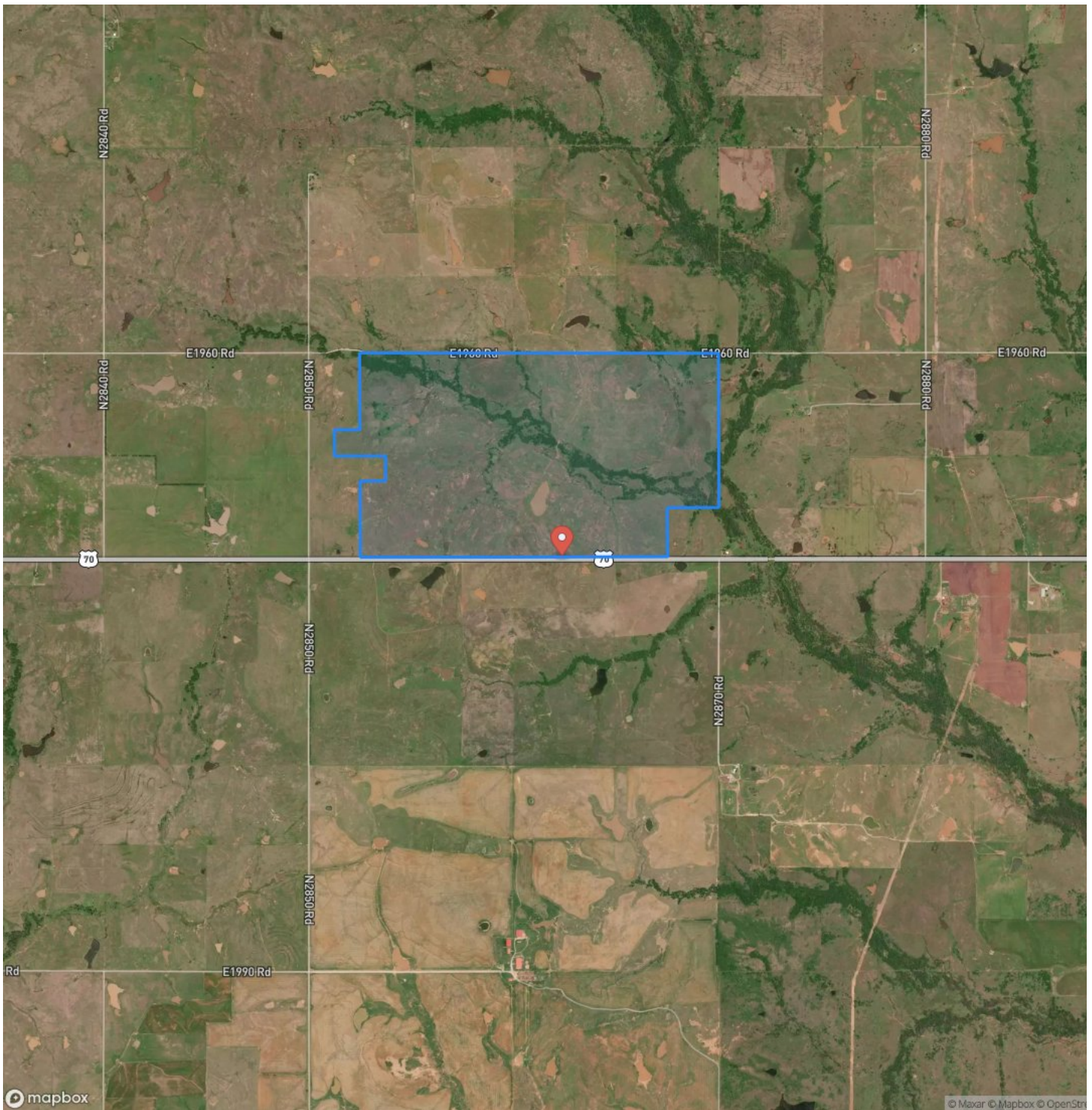


## Locator Map





## Satellite Map





**Morgan Ranch**  
**Waurika, OK / Jefferson County**

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

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