

Jefferson County Ranch 581
N2750 Road
Waurika, OK 73573

\$1,713,950
581± Acres
Jefferson County



Jefferson County Ranch 581
Waurika, OK / Jefferson County

SUMMARY

Address

N2750 Road Hwy 70

City, State Zip

Waurika, OK 73573

County

Jefferson County

Type

Ranches, Hunting Land, Recreational Land, Farms

Latitude / Longitude

34.170386 / -98.098871

Acreage

581

Price

\$1,713,950

Property Website

<https://legendary.land/property/jefferson-county-ranch-581-jefferson-oklahoma/44895/>



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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.

This property is part of a larger landholding with tract sizes ranging from 40 to 581 acres in size.

Location:

- *Waurika - 7 miles
- *Wichita Falls - 34 miles
- *Decatur, TX - 78 miles
- *DFW - 121 miles
- *Oklahoma City - 112 miles

Access:

- *1 mile of paved State Highway
- *2 miles of gravel County Road frontage

Water:

- *Three ponds
- *Seasonal creek drainages
- *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:

- *NA

Terrain:

- *140' 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.

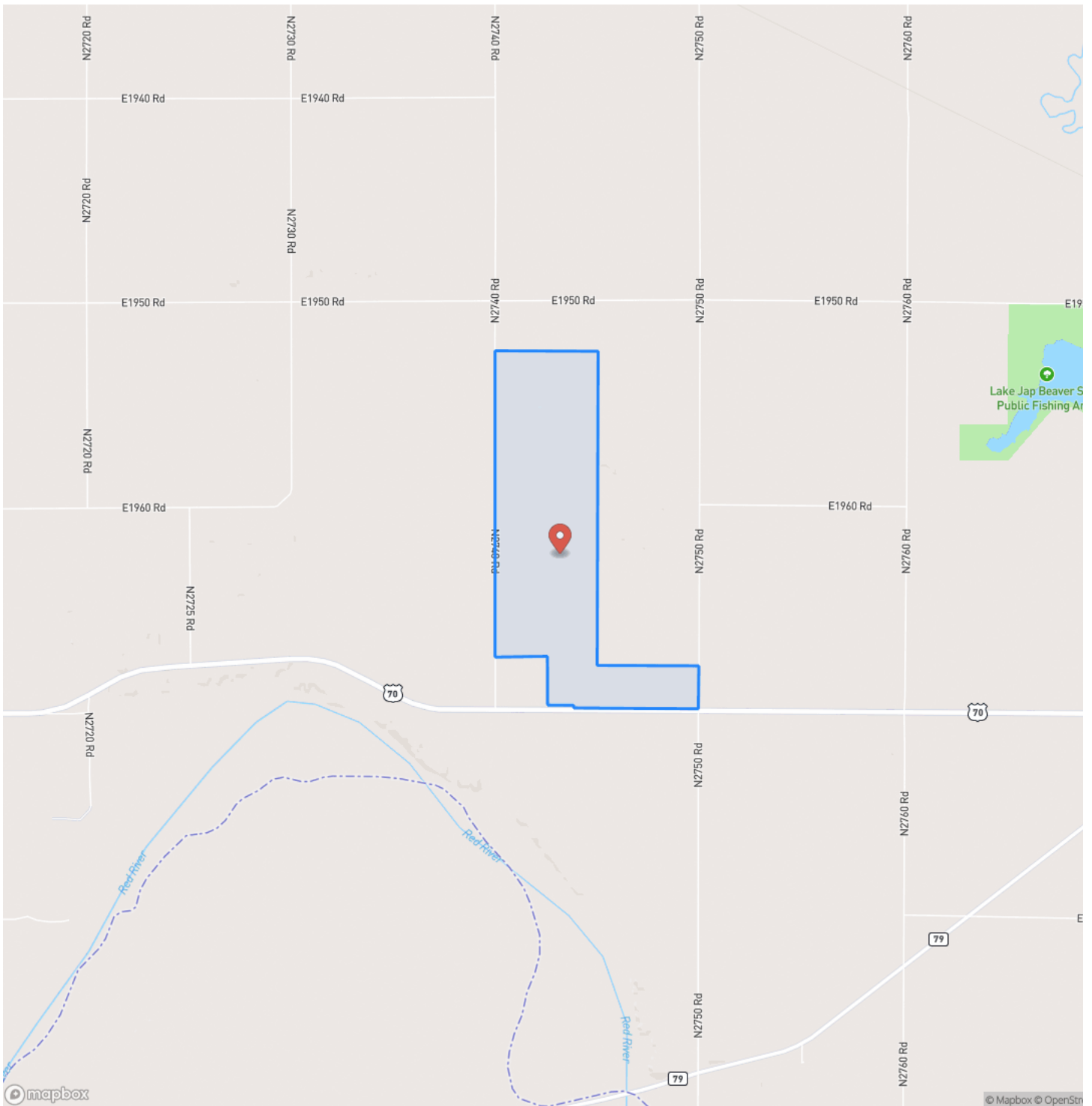
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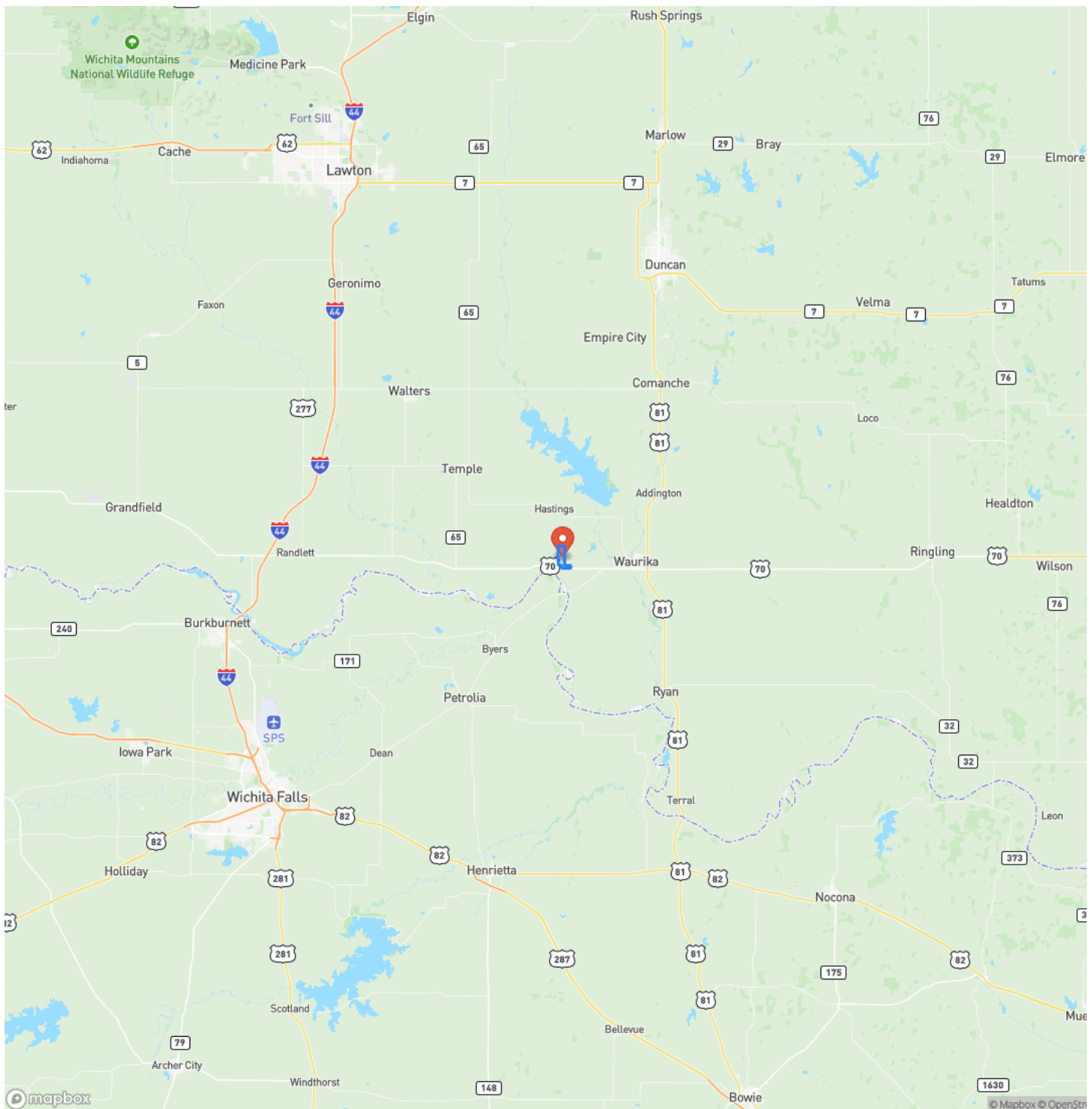
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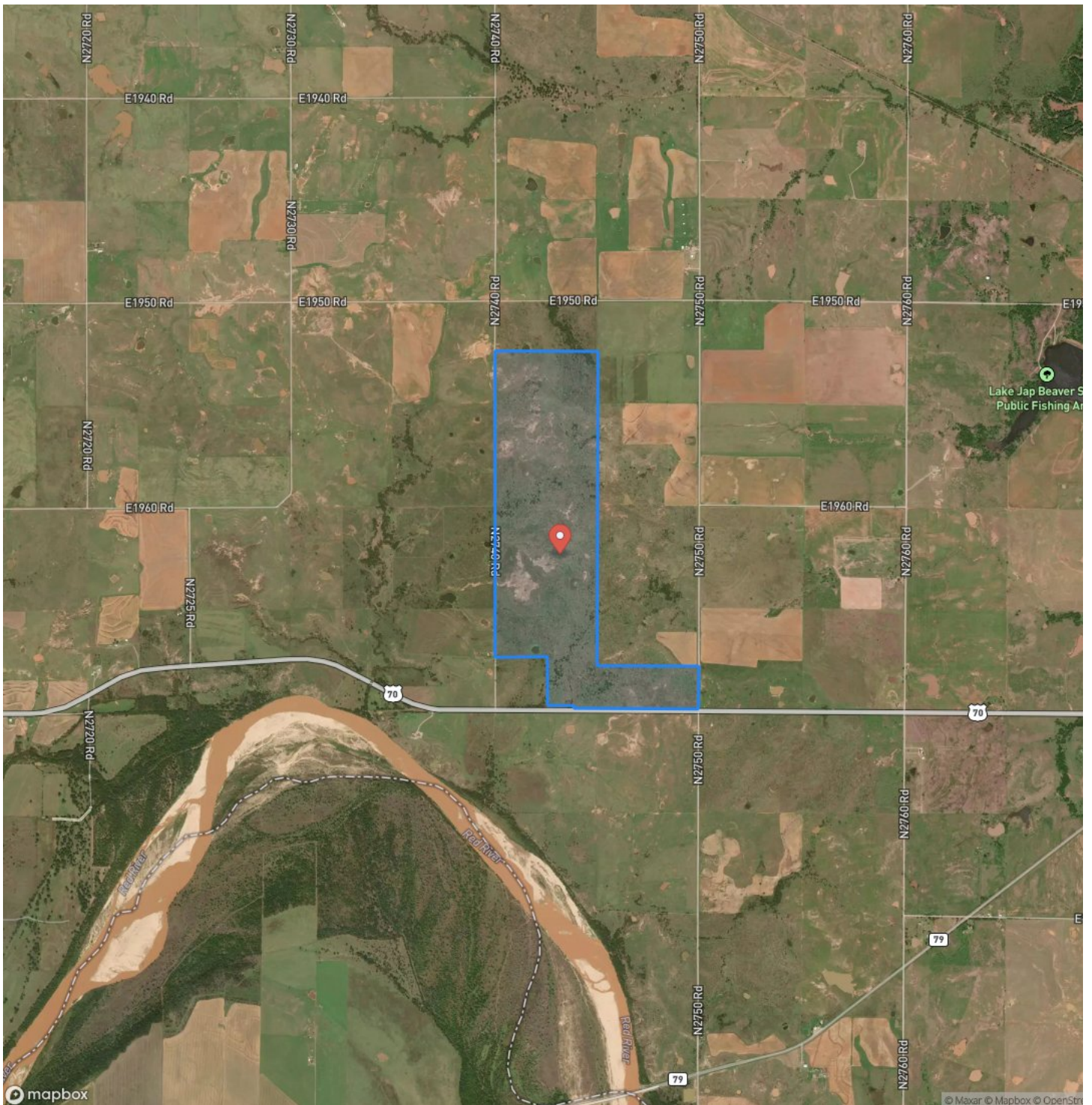
Locator Map



Locator Map



Satellite Map



Jefferson County Ranch 581
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



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>

