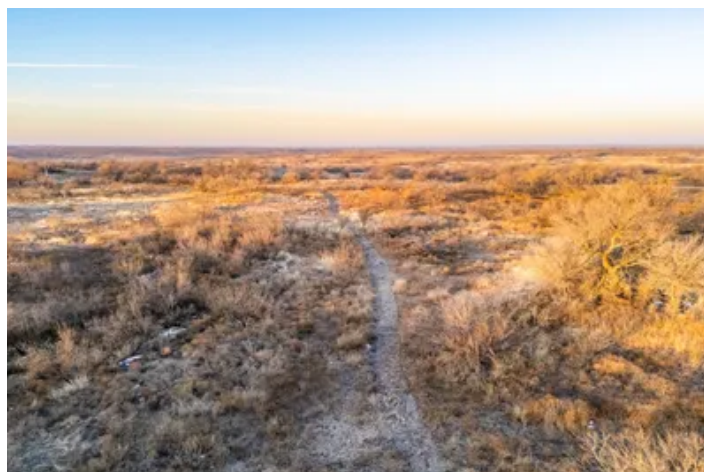
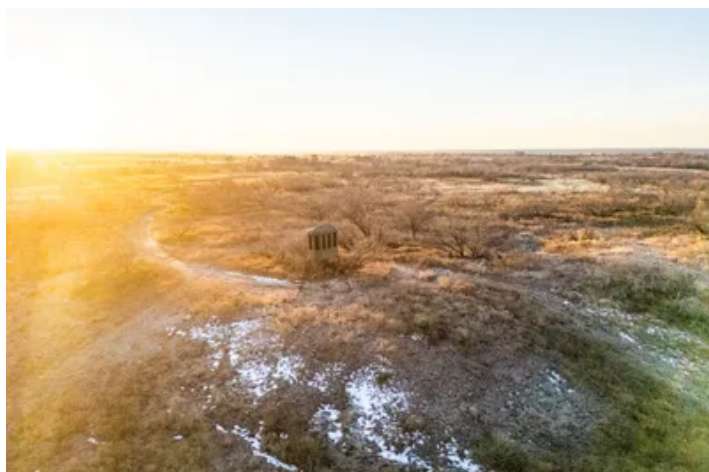
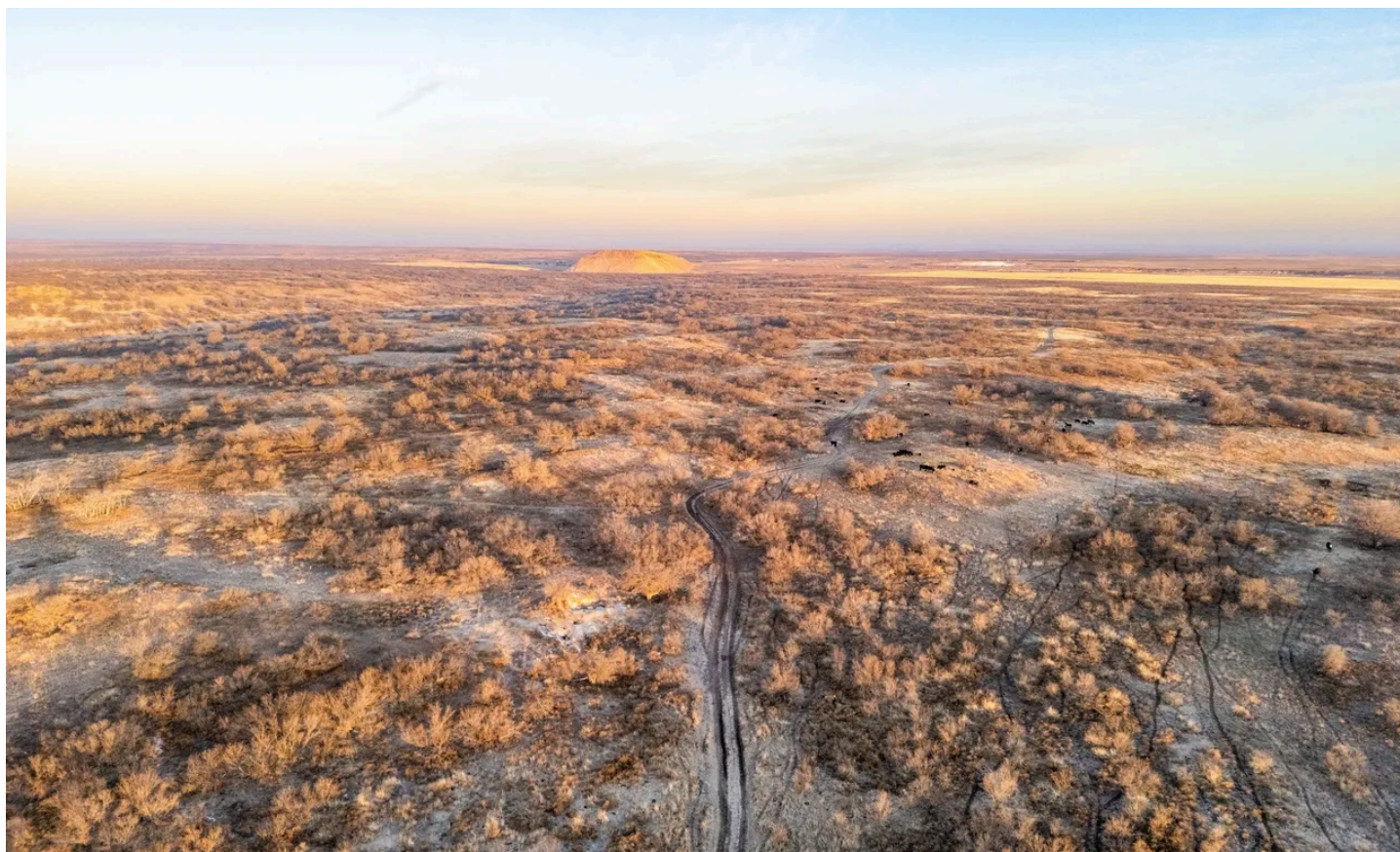


Gypsum Creek Combo Ranch
E 1680 Rd
Gould, OK 73544

\$704,000
320± Acres
Jackson County



Gypsum Creek Combo Ranch
Gould, OK / Jackson County

SUMMARY

Address

E 1680 Rd

City, State Zip

Gould, OK 73544

County

Jackson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.797 / -99.6311

Acreage

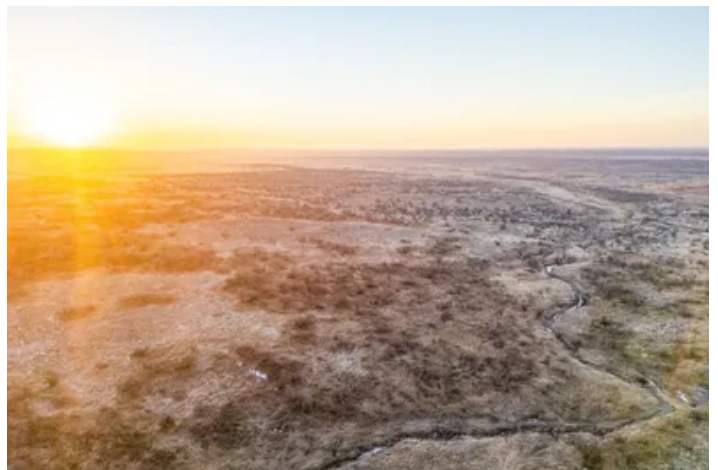
320

Price

\$704,000

Property Website

<https://arrowheadlandcompany.com/property/gypsum-creek-combo-ranch/jackson/oklahoma/98566/>



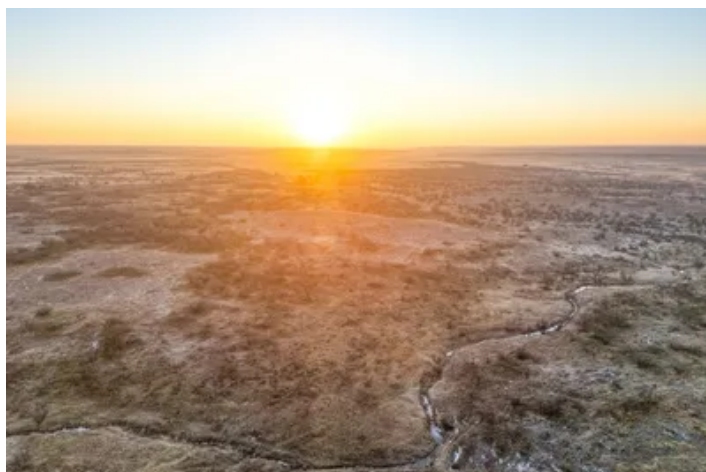
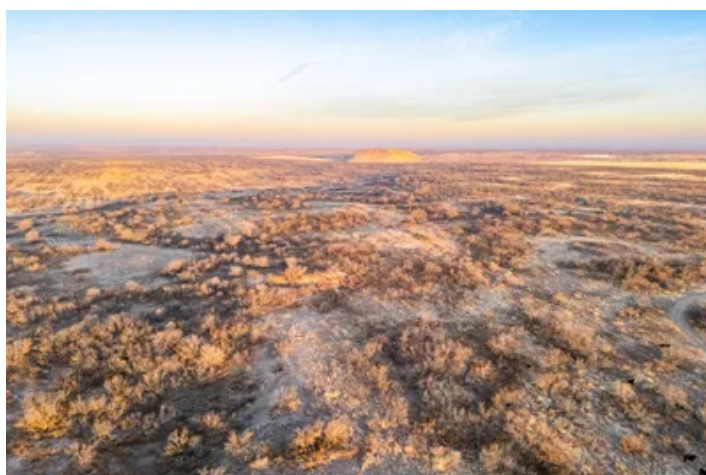
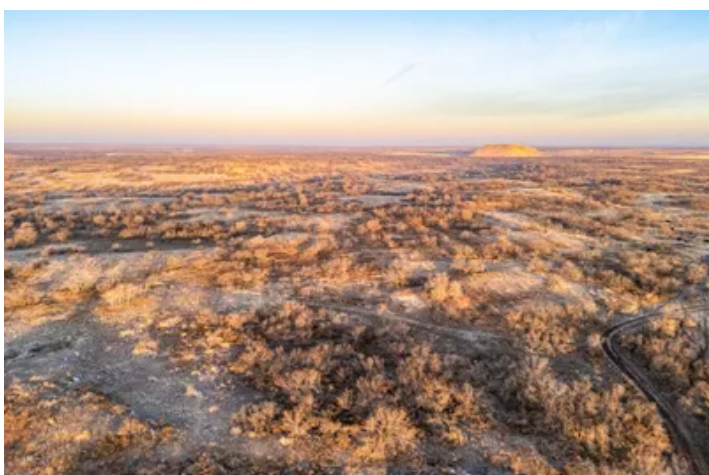
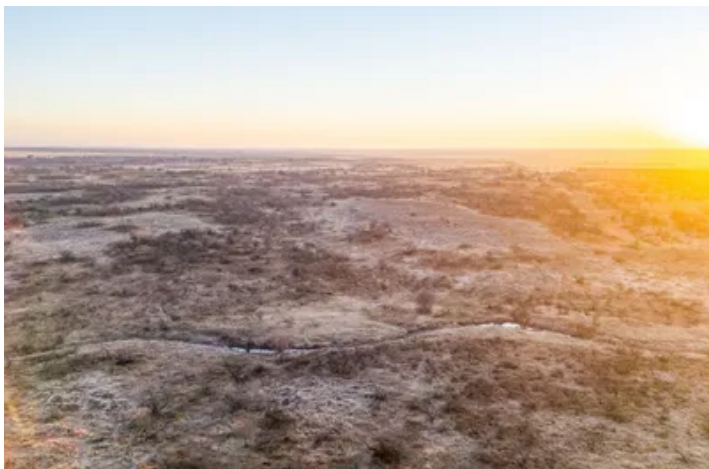
Gypsum Creek Combo Ranch Gould, OK / Jackson County

PROPERTY DESCRIPTION

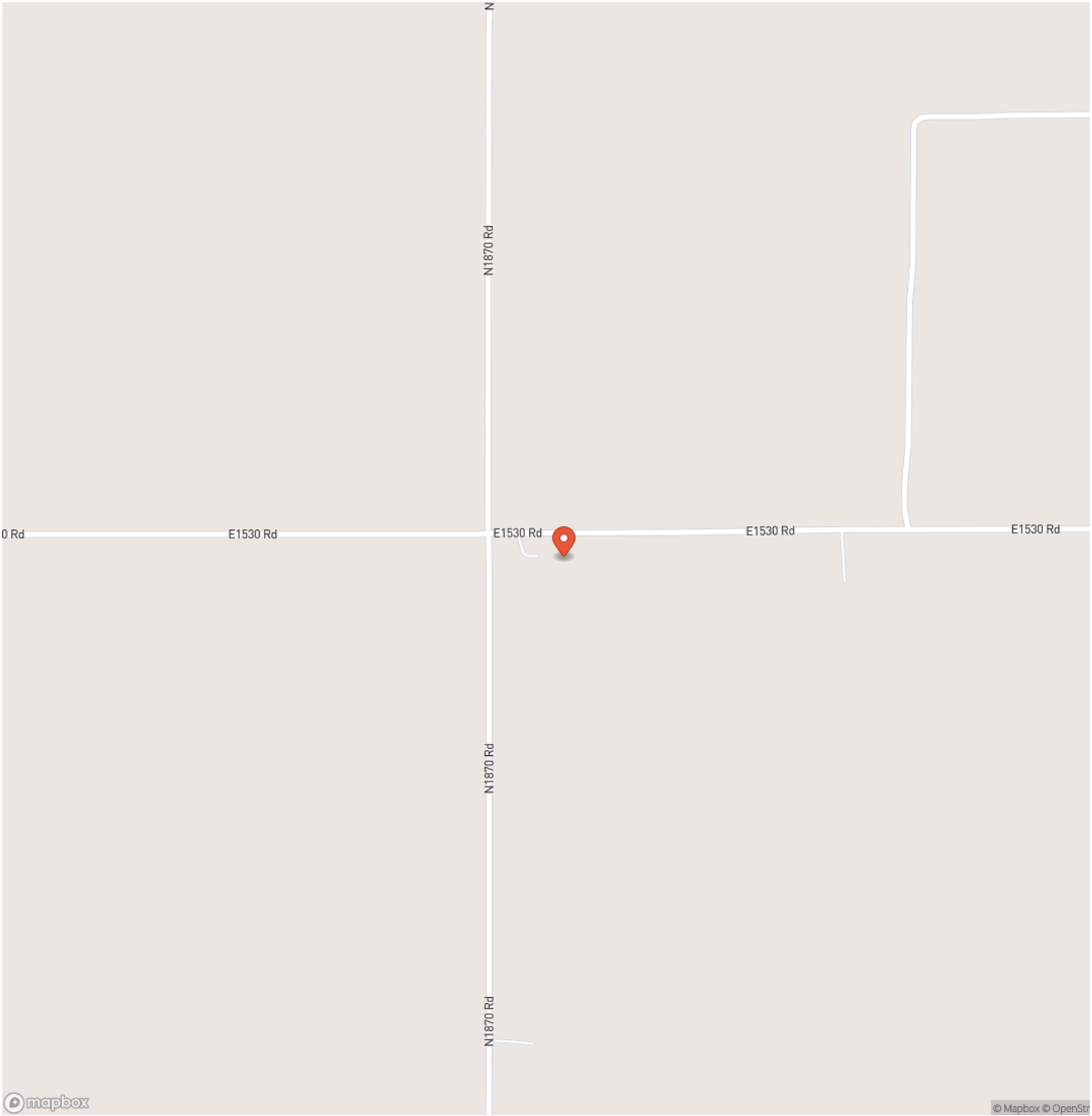
Take a look at the Gypsum Creek Combo Ranch, 320+/- acres in Jackson County, Oklahoma! This versatile ranch offers an outstanding opportunity for a turn-key cattle operation along with outstanding recreational appeal. This is a prime opportunity to start your cattle operation or expand your existing one. The ranch is fully fenced and cross-fenced, allowing for efficient pasture management, and is equipped with a water well along with a live creek that is spring-fed along the east side of the property to provide reliable water sources for livestock and wildlife. Rolling terrain and scattered mesquite trees throughout create excellent natural cover for deer. From the existing set up, you will be able to notice the incredible hunting opportunities that this property has to offer. This property is well-laid out and ready to go! It can be put into operation immediately and stands out as a productive and versatile ranch in Southwest Oklahoma! This property is located just 14+/- minutes from Duke, OK, 25+/- minutes from Altus, OK, and 2 hours and 29+/- minutes from OKC. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Kirk Schreiner at [\(580\) 305-7301](tel:5803057301). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

*Map will be uploaded soon.

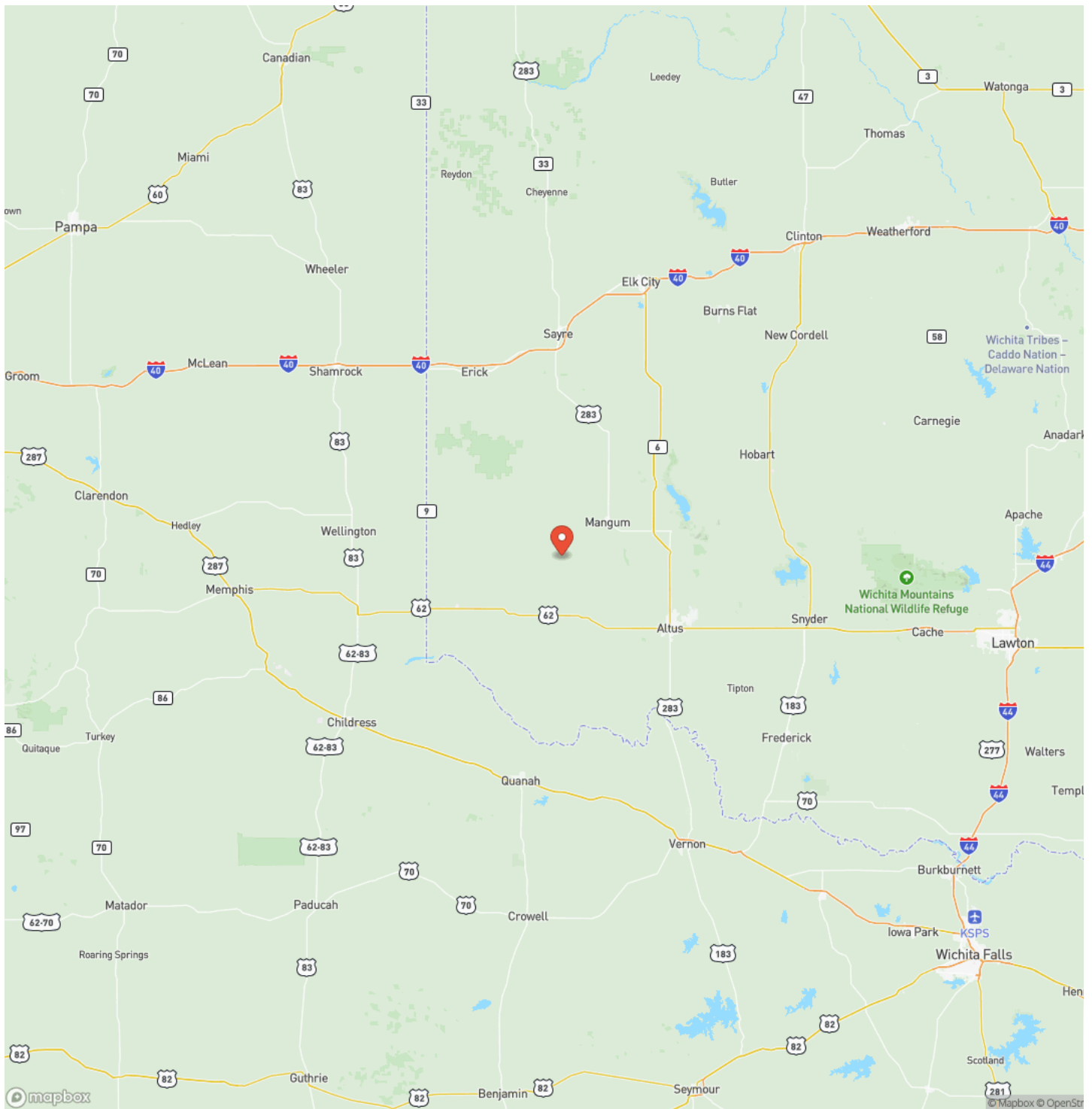
**Gypsum Creek Combo Ranch
Gould, OK / Jackson County**



Locator Map



Locator Map



Satellite Map



Gypsum Creek Combo Ranch
Gould, OK / Jackson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kirk Schreiner

Mobile

(580) 305-7301

Email

kirk.schreiner@arrowheadlandcompany.com

Address

City / State / Zip

Frederick, OK 73542

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.

[illegible]

www.arrowheadlandcompany.com

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.

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