

The Wallahachie Ranch - Kansas and Oklahoma Ranch
Meade, KS 67864

\$7,390,000
4,804.500± Acres
Meade County



The Wallahachie Ranch - Kansas and Oklahoma Ranch Meade, KS / Meade County

SUMMARY

City, State Zip

Meade, KS 67864

County

Meade County

Type

Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

37.000572 / -100.14872

Taxes (Annually)

4500

Dwelling Square Feet

6500

Bedrooms / Bathrooms

2 / 2

Acreage

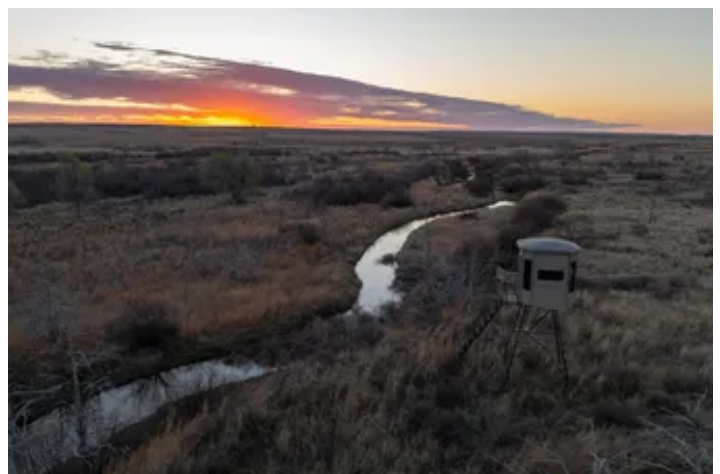
4,804.500

Price

\$7,390,000

Property Website

<https://oklahomalandmark.com/property/the-wallahachie-ranch-oklahoma-kansas-beaver-oklahoma/54575>



The Wallahachie Ranch - Kansas and Oklahoma Ranch

Meade, KS / Meade County

PROPERTY DESCRIPTION

SELLER FINANCING AVAILABLE!!

The Wallahachie Ranch

Is the Wallahachie an Oklahoma ranch or a Kansas ranch?....Yes. With entrances in Gate, OK and Meade, KS the Wallahachie is just 3 hours from Oklahoma City and Wichita. 2,100.28 acres are located in Kansas and 2,704.22 acres are located in Oklahoma.

Ranch History

For decades now, the ranch has been operated as a trophy deer hunting property with MLB hall of famer Chipper Jones and host of Buckventures, Jeff Danker leading the way. With their management practices being implemented over the years, the Wallahachie quickly became second to none throughout the midwest when it comes to producing mega-giant whitetails and mule deer.

Food and Water

An 80 acre irrigated pivot which is usually in Alfalfa, is the focal point of the deer activity and brings them in from miles and miles away. Additional dry land plots have also been established adding great variety to what the deer have available to eat. 4,000 lb. Crush feeders, 1,000 lb. ASF feeders, a 24,000 lb. bulk feeder and a 60,000 lb. corn storage bin help to provide the year round food sources that keep all of the wildlife on the ranch. 1.5 miles of Crooked Creek provides a fantastic year round water source and with 7 solar powered water troughs throughout the ranch, the deer will never go thirsty.

Deer History

The Wallahachie doesn't just produce big deer, it produces GIANT deer. On a late August evening, Jeff Danker personally filmed 99 deer in the alfalfa pivot with 65 of those deer being bucks. Two of those bucks were over 200". Many of the other bucks were well over the 170" mark. Jeff later killed one of those bucks that he had named "Ali" which taped out at 202 4/8" (see trophy pics). The average size of the many mature deer that have been harvested on the ranch is easily north of 170". A side note that is worth mentioning is that the "Kansas King" sheds were found just 2 miles north of the Wallahachie. These sheds measured a mind boggling 217" and would be the possible world record typical whitetail.

Terrain

The Wallahachie boasts a beautiful 180' of elevation change consisting of all types of terrain. There are open, grassy plains, deep red breaks, cultivated fields, and fertile, green creek bottoms. The native grasses on the ranch haven't had cattle on them in years and provide incredible cover for all of the wildlife.

Additional Hunting Opportunities

The Wallahachie is not only a world class deer hunting ranch, it also offers incredible, turkey, quail, and migratory dove and duck hunting. With some additional management for the quail on the property, there is no doubt that the Wallahachie could be an absolutely world class upland ranch as well. Walk the ranch for a few hours now and you will see multiple thriving coveys of bobwhite quail.

Improvements

- 65x100 metal building with great living quarters
- 65x50 equipment barn
- 80 acre irrigated pivot
- 60,000 lb. corn storage bin
- 14 box blinds
- 7 solar powered water drinkers
- 11 total feeder stations

Additional Lease Ground

There is currently an additional 2,195 acres of contiguous land that is leased to the Wallahachie for hunting (see map). This lease provides additional hunting ground and some highly sought after Cimarron River frontage. With the deeded acres and lease combined, the Wallahachie encompasses a total of 6,999.5 acres.

Why The Wallahachie?

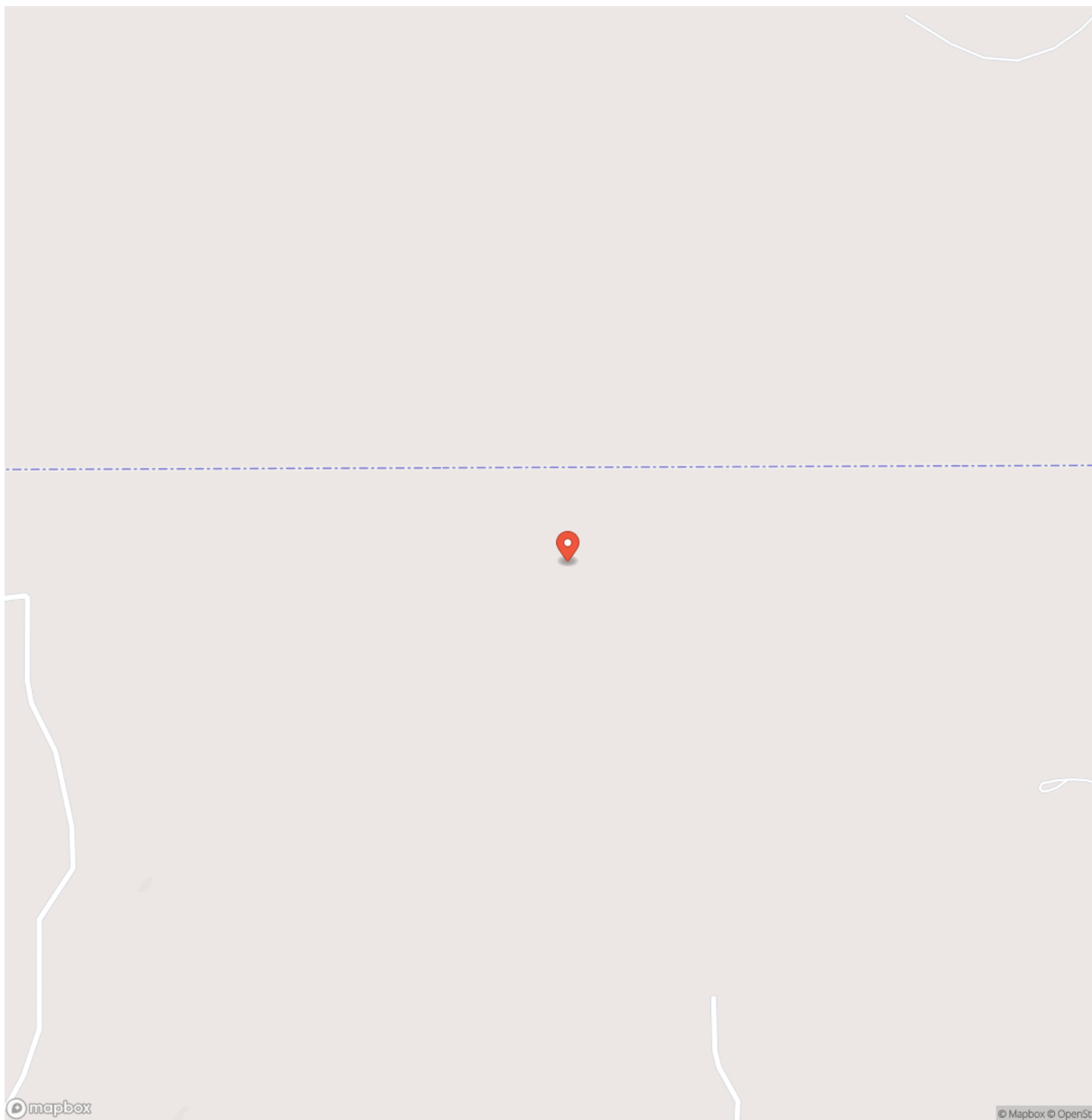
Where else can you find a ranch of this size with this much diversity of habitat that is located in both Oklahoma and Kansas? The Wallahachie has a storied history of producing Boone & Crockett deer and will continue to do so for the new owner. The genetics are here. The habitat is here. The water is here. The food is here. The Boone and Crockett whitetail and mule deer are here. Take advantage of this once in a lifetime opportunity and give me a call today. This place needs to be seen in person to truly be appreciated.

Co-Listed with Don Bell - UC-Don Bell Properties - [903-651-5615](tel:903-651-5615)

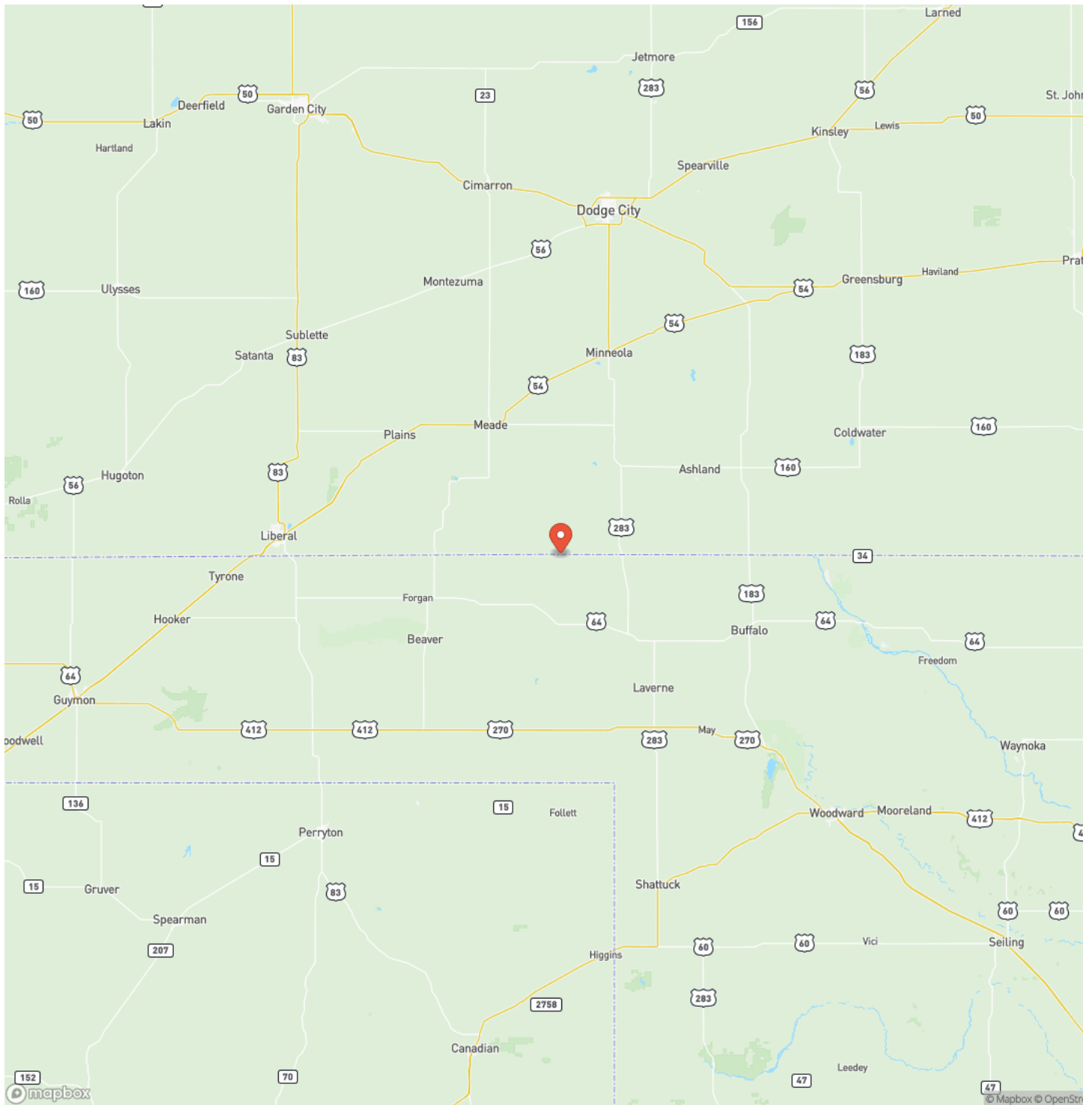
The Wallahachie Ranch - Kansas and Oklahoma Ranch
Meade, KS / Meade County



Locator Map



Locator Map



Satellite Map



The Wallahachie Ranch - Kansas and Oklahoma Ranch

Meade, KS / Meade County

LISTING REPRESENTATIVE

For more information contact:



Representative

Blake Merritt

Mobile

(405) 317-8670

Office

(405) 317-8670

Email

blake@OklahomaLandmark.com

Address

City / State / Zip

Nichols Hills, OK 73116

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.

This image shows a single 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.

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.

Metro Mark Real Estate
6501 Avondale Drive
Nichols Hills, OK 73116
(405) 848-8818
