

Jefferson County Ranch 85
N2740 Road
Waurika, OK 73573

\$253,736
84.72± Acres
Jefferson County



Jefferson County Ranch 85
Waurika, OK / Jefferson County

SUMMARY

Address

N2740 Road Hwy 70

City, State Zip

Waurika, OK 73573

County

Jefferson County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.178226 / -98.104369

Acreage

84.72

Price

\$253,736

Property Website

<https://legendary.land/property/jefferson-county-ranch-85/jefferson/oklahoma/53570/>



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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. Additional land available.

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

Access:

- *1/2 mile of gravel County Road frontage

Water:

- *Two 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:

- *100' 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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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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Cody Gillham

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Address

111 D St. SW

City / State / Zip

Ardmore, OK 73401

NOTES

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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.



http://legendary.land

DISCLAIMERS

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