

Beckham County 350± Acres with Irrigated Pivots, River
Frontage, & Hunting
TBD county rd 180
Sayre, OK 73645

\$1,100,000
348.500± Acres
Beckham County



Beckham County 350± Acres with Irrigated Pivots, River Frontage, & Hunting Sayre, OK / Beckham County

SUMMARY

Address

TBD county rd 180

City, State Zip

Sayre, OK 73645

County

Beckham County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.271543 / -99.749931

Acreage

348.500

Price

\$1,100,000

Property Website

<https://greatplainslandcompany.com/detail/beckham-county-350-acres-with-irrigated-pivots-river-frontage-hunting-beckham-oklahoma/88723/>



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PROPERTY DESCRIPTION

Beckham County 350± Acres with Irrigated Pivots, River Frontage, & Hunting

Property Overview

This 350± acre tract in Beckham County, Oklahoma, combines irrigated farm ground, river frontage, ponds, and outstanding hunting. The property includes two center pivots — a 90± acre Reinke pivot on the west side and an 84± acre Valley pivot on the east — totaling 174± irrigated acres. Both pivots are 8 years old and supported by 14 working wells. The west Reinke pivot is set to deliver 525 GPM and the east Valley pivot is set to deliver 500 GPM, providing reliable irrigation. Devol loamy sand soils and established alfalfa (planted 2 years ago) make this a proven and productive farm.

Beyond farming, this tract is also a premier hunting destination. It offers a little over a half mile of North Fork Red River frontage, multiple ponds, and water slews that, together with the crop fields, create **phenomenal duck hunting** opportunities. Quail, turkey, and deer populations thrive in the mix of alfalfa fields, river bottom cover, and timber. Additionally, a **20± acre high-fenced area** provides extra flexibility for game management or livestock.

Location & Access

- Just 3 miles from I-40 at **Exit 14**, with paved road access all the way to the farm
- 10 miles from Sayre
- 26 miles from Elk City
- 30 miles from Shamrock, Texas
- Over ½ mile of County Road 1810 frontage with two entrances
- Additional access from CR 1820 & CR 1210 (three total entrances)

Property Features

- 350± total acres in Beckham County
- 174± irrigated acres under two pivots (Reinke 90± acres west & Valley 84± acres east)
- West pivot (Reinke) set to deliver 525 GPM; East pivot (Valley) set to deliver 500 GPM
- Both pivots are 8 years old
- 14 working wells supplying irrigation
- Devol loamy sand soils, excellent for alfalfa and row crops
- Alfalfa planted 2 years ago
- ½ mile of North Fork Red River frontage
- Multiple ponds & water slews for duck hunting
- **20± acre high-fenced area** for game or livestock
- Diverse terrain with grass, crops, timber, and river bottom

Agriculture & Hunting

- Productive irrigated alfalfa farm with strong income potential
- **Phenomenal duck hunting** with crop fields, ponds, slews, and river habitat
- Excellent quail, turkey, and deer populations in the area
- High-fenced section adds versatility for game or cattle
- Turn-key balance of farm income and recreation

Why You'll Love It

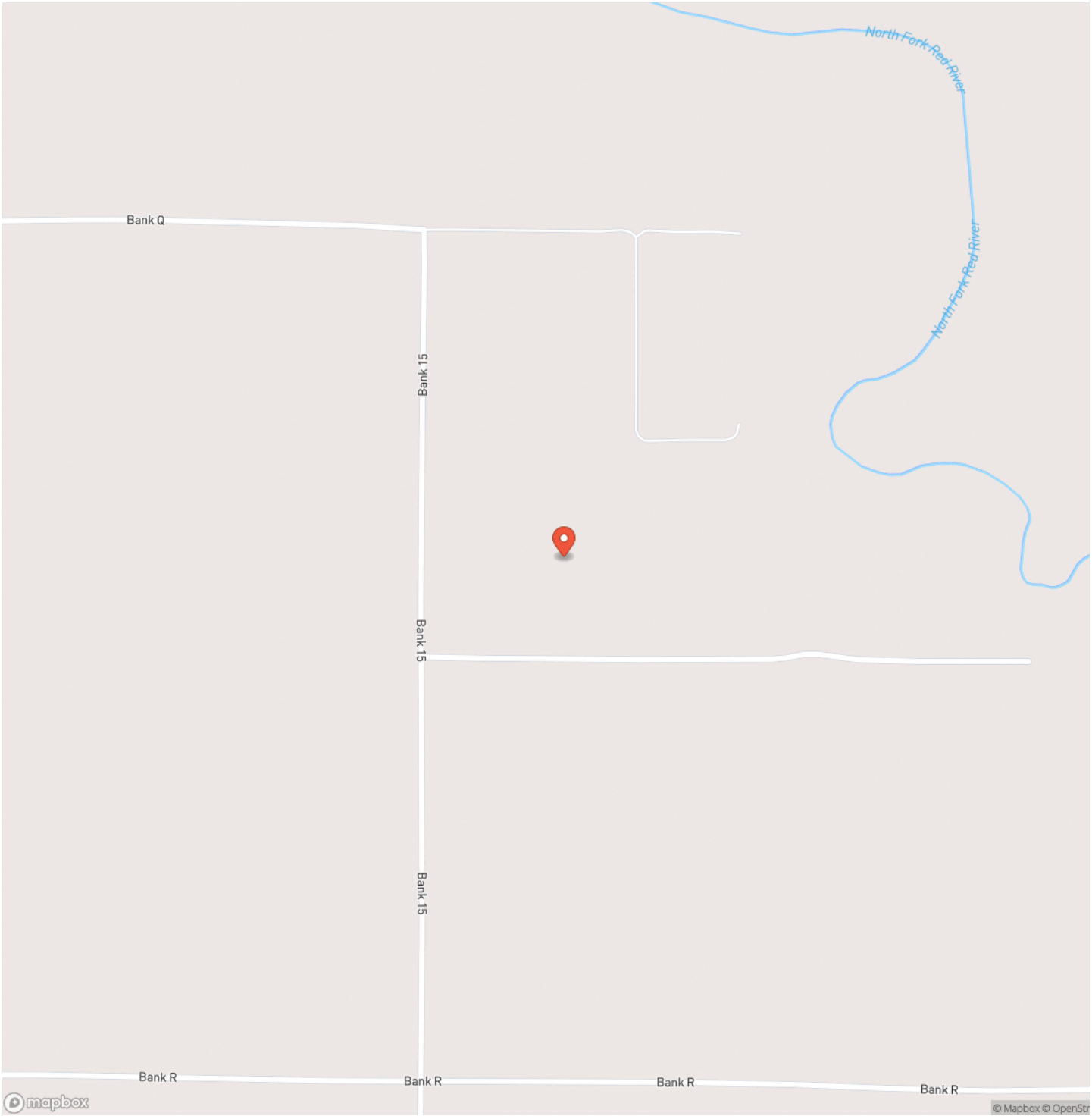
This Beckham County 350-acre tract is a rare find — combining irrigated alfalfa production, river frontage, ponds, duck slews, and excellent big-game hunting in one property. With paved road access from I-40 Exit 14, reliable wells, productive soils, and unique features like the 20-acre high-fenced area, it delivers both income and year-round outdoor enjoyment.



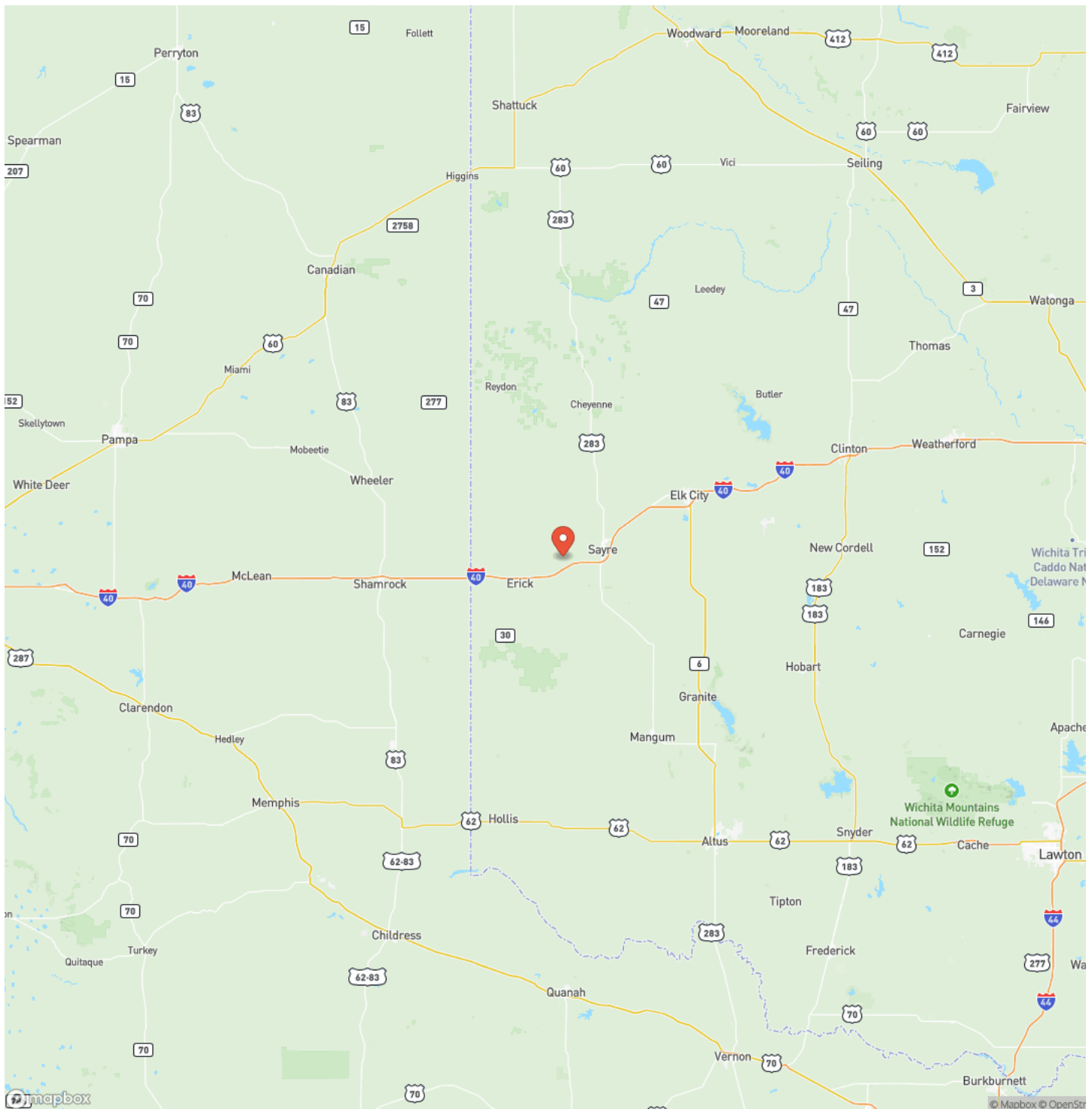
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Sayre, OK / Beckham County



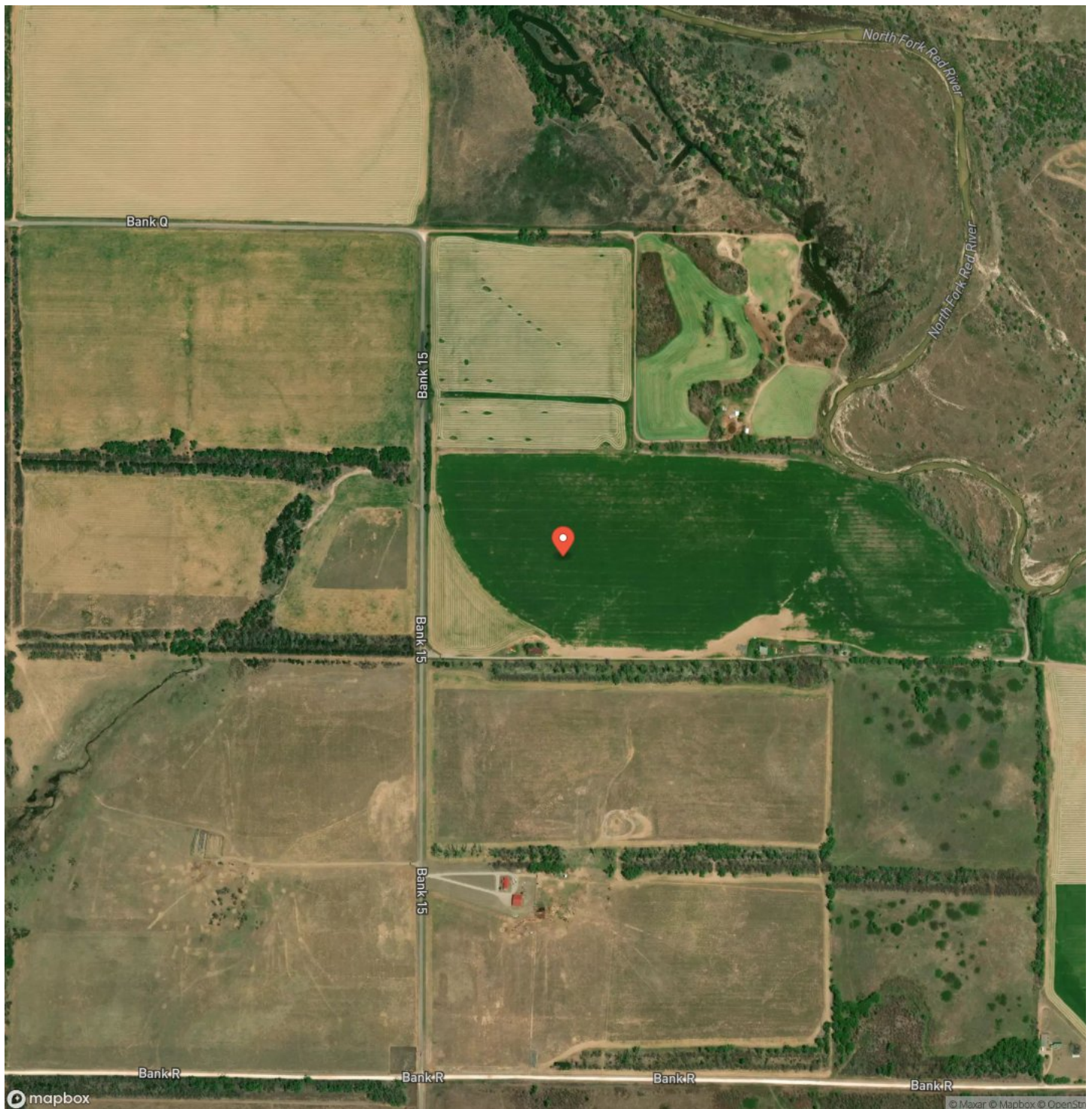
Locator Map



Locator Map



Satellite Map



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Sayre, OK / Beckham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

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Email

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Address

City / State / Zip

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.

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MORE INFO ONLINE:
greatplainslandcompany.com

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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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