

Roger Mills 880 acre Cattle & Hunting Ranch
TBD
Roll, OK 73638

880± Acres
Roger Mills County



Roger Mills 880 acre Cattle & Hunting Ranch
Roll, OK / Roger Mills County

SUMMARY

Address

TBD

City, State Zip

Roll, OK 73638

County

Roger Mills County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.762400 / -99.614400

Acreage

880

Property Website

<https://greatplainslandcompany.com/detail/roger-mills-880-acre-cattle-hunting-ranch-roger-mills-oklahoma/87200/>



Roger Mills 880 acre Cattle & Hunting Ranch Roll, OK / Roger Mills County

PROPERTY DESCRIPTION

Premium 880-Acre Cattle and Hunting Ranch - Roger Mills County, Oklahoma

Auction Details: This remarkable property will be offered through an online auction, providing a convenient and competitive bidding process for interested buyers. The division into two tracts – 640 acres and 240 acres – allows for flexibility in purchasing options. Buyers can bid on either tract individually or attempt to acquire the entire 880-acre ranch (Tract 3), depending on their needs and goals.

Discover an exceptional opportunity to own a slice of Oklahoma's pristine countryside with this outstanding 880-acre ranch in Roger Mills County. This versatile property, perfect for both cattle operations and recreational pursuits, will be offered via online auction in two separate tracts: a substantial 640-acre parcel and a complementary 240-acre tract. Whether you're a seasoned rancher looking to expand your operations or an outdoor enthusiast seeking the ultimate hunting retreat, this ranch offers the best of both worlds.

Property Overview: Situated in the heart of western Oklahoma, this 880-acre ranch showcases the region's natural beauty with its gently rolling terrain, native grasses, and scattered timber. The landscape provides an ideal habitat for livestock and wildlife alike, creating a harmonious balance between agricultural productivity and recreational potential.

Tract 1: 640 Acres This expansive tract forms the core of the ranch, offering ample space for large-scale cattle operations and diverse hunting opportunities. The acreage features a mix of open pastures for grazing and wooded areas that provide excellent cover for wildlife.

Tract 2: 240 Acres The smaller tract presents a fantastic opportunity for buyers seeking a more modest parcel or as an addition to the larger tract. This acreage maintains the same high-quality features as the larger parcel, ensuring versatility for both cattle ranching and hunting pursuits.

Cattle Infrastructure: Both tracts are well-equipped for cattle operations. The 640 acre property boasts well-maintained working pens, strategically placed to facilitate efficient livestock handling and management. These facilities are designed to accommodate various herd sizes, making them suitable for both established ranchers and those just entering the industry.

Fencing and Security: The entire perimeter of the ranch is secured with high-quality fencing, providing peace of mind for cattle owners and helping to manage wildlife movements. This robust fencing not only keeps livestock contained but also adds value to the property by reducing immediate improvement costs for new owners.

Water Resources: Water is the lifeblood of any ranch, and this property doesn't disappoint. With three reliable water wells distributed across the acreage, consistent water supply is ensured even during drier periods. Additionally, several ponds are scattered throughout the ranch, offering natural water sources for both livestock and wildlife. These diverse water features not only support agricultural operations but also create attractive habitats and watering holes for game animals.

Hunting Paradise: Roger Mills County is renowned for its exceptional hunting opportunities, and this ranch stands out as a premier destination for outdoor enthusiasts. The property's diverse ecosystem supports thriving populations of whitetail deer, wild turkey, and bobwhite quail. Dense thickets provide ample cover and bedding areas for deer, while open grasslands and forest edges create ideal habitats for turkey and quail.

The mix of open pastures and wooded areas allows for various hunting strategies, from setting up tree stands for deer to stalking turkeys in the early morning hours. Quail hunters will appreciate the native grasslands that provide excellent habitat for these sought-after game birds. The ranch's size and varied terrain ensure that hunters of all skill levels will find challenging and rewarding experiences throughout the seasons.

Investment Potential: Beyond its immediate use as a cattle ranch and hunting property, this land represents a solid long-term investment. Agricultural land in Oklahoma has shown steady appreciation over the years, and properties that combine productive capacity with recreational value are particularly desirable. Whether held as a working ranch, converted into a hunting lodge, or maintained as a family retreat, this property offers numerous possibilities for future use and potential return on investment.

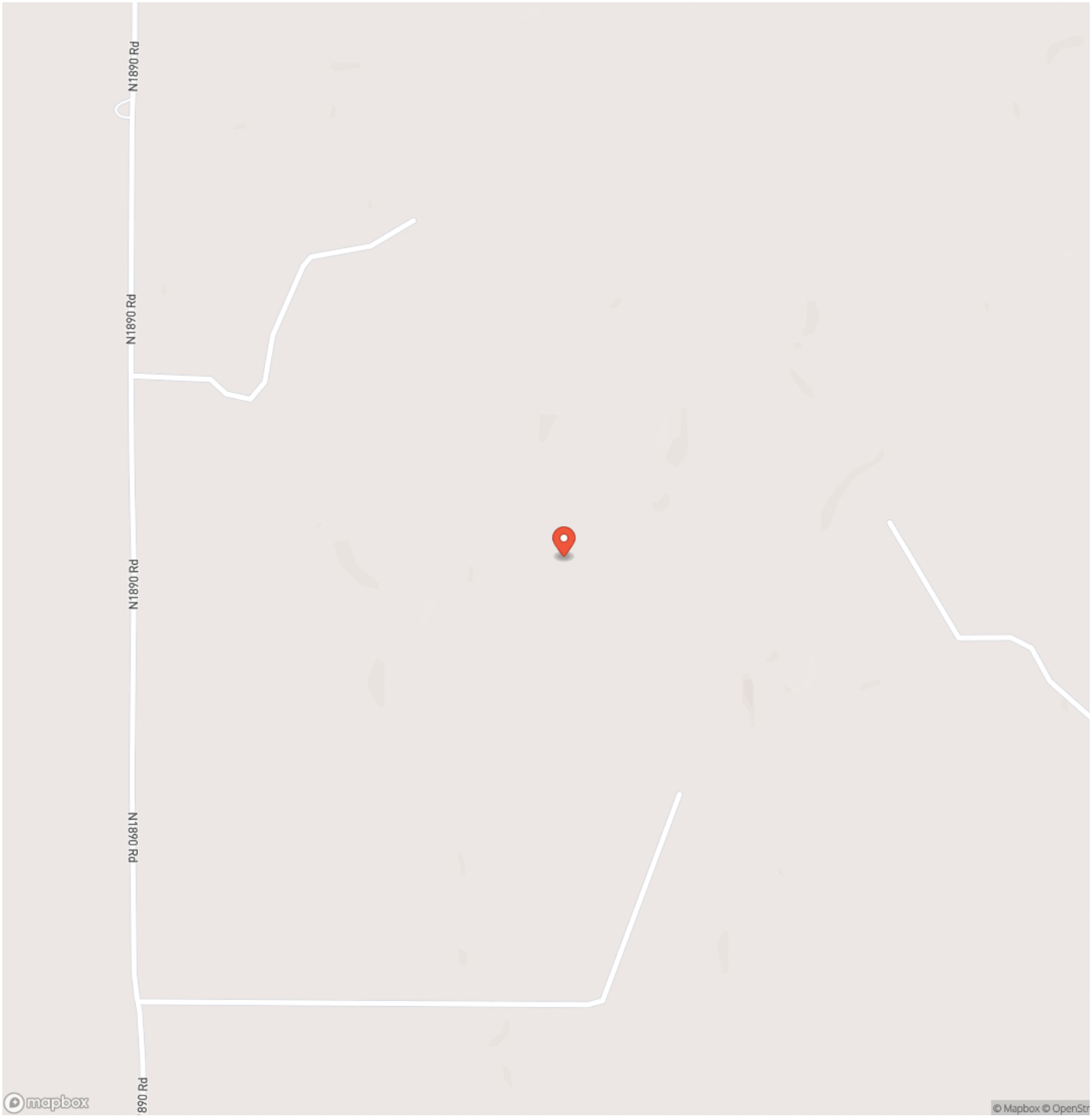
In conclusion, this 880-acre ranch in Roger Mills County, Oklahoma, presents a rare opportunity to acquire a premium cattle and hunting property. With its excellent infrastructure, abundant water resources, and prime location in one of Oklahoma's top hunting regions, this ranch is poised to meet the needs of the most discerning buyers. Don't miss your chance to bid on this exceptional piece of Oklahoma's heartland.



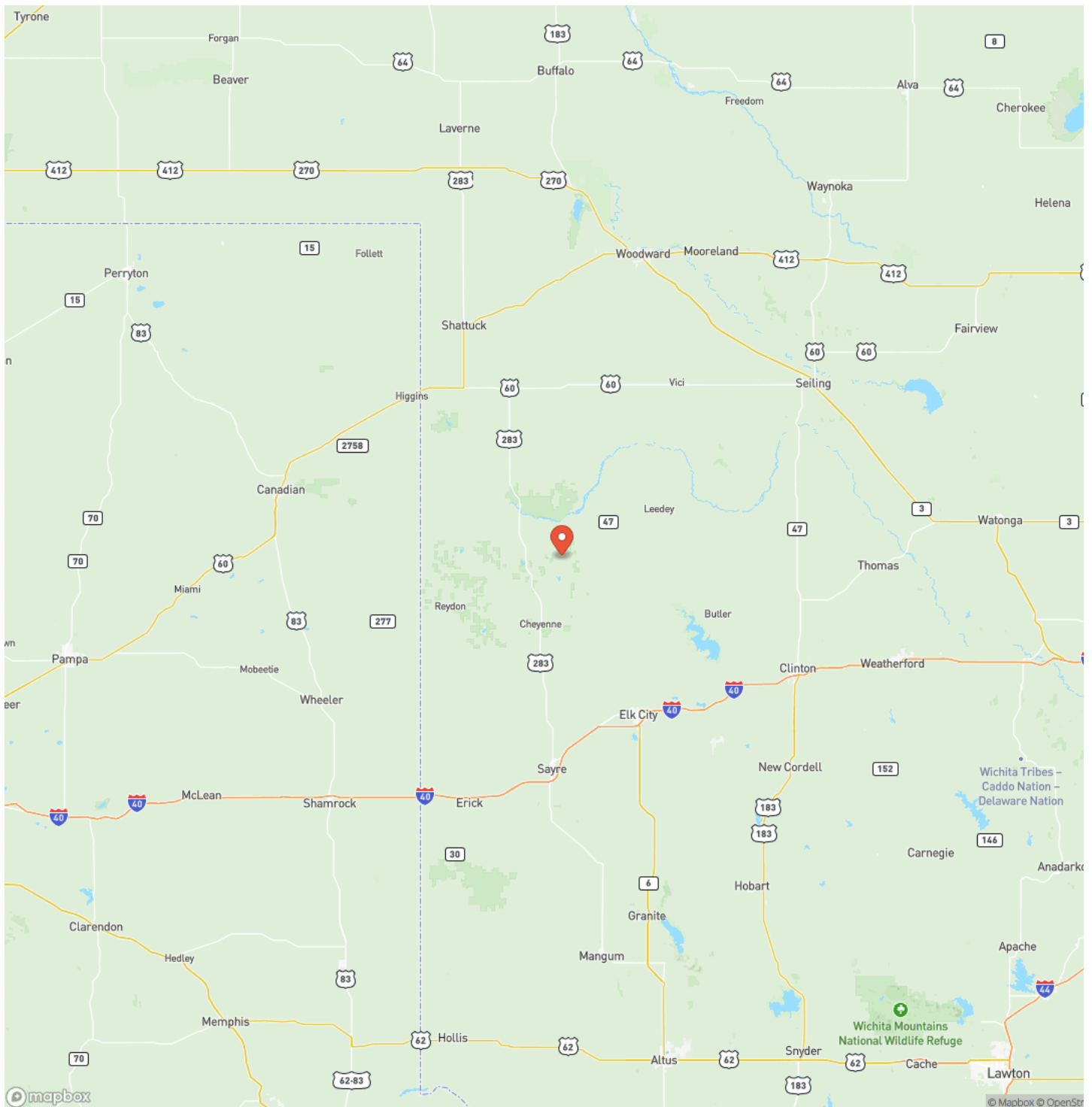
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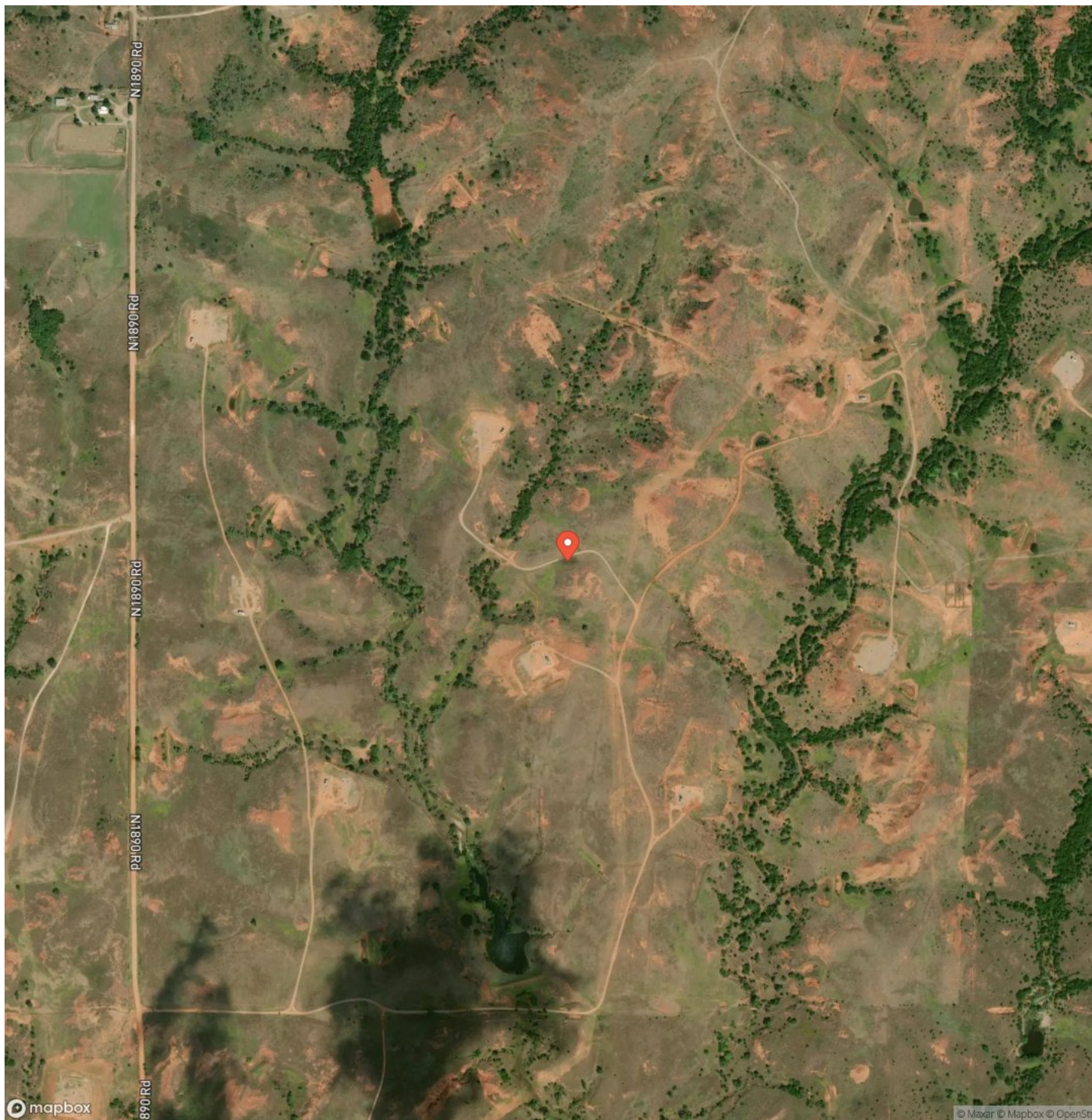
Locator Map



Locator Map



Satellite Map



Roger Mills 880 acre Cattle & Hunting Ranch

Roll, OK / Roger Mills County

LISTING REPRESENTATIVE

For more information contact:



Representative

Sloan Smith

Mobile

(719) 980-1522

Email

sloan@greatplains.land

Address

501 N. Walker Ave.

City / State / Zip

NOTES

[illegible]

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.



MORE INFO ONLINE:
greatplainslandcompany.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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