

Double R Ranch
TBD E CR 1320
Granite, OK 73547

\$220,000
120± Acres
Greer County



Double R Ranch
Granite, OK / Greer County

SUMMARY

Address

TBD E CR 1320

City, State Zip

Granite, OK 73547

County

Greer County

Type

Hunting Land, Ranches, Farms, Recreational Land

Latitude / Longitude

35.097685 / -99.443099

Acreage

120

Price

\$220,000

Property Website

<https://www.bartrealtyllc.com/property/double-r-ranch-greer-oklahoma/77763/>



PROPERTY DESCRIPTION

General Description-

This property is conveniently located less than 20 minutes northwest of the town of Granite, OK in Greer County. Hunting properties of this size and affordability don't come on market often. The agriculture use of this property is primarily for hay production but with some fencing would make a great cow place. Wildlife sign is everywhere on this property and would make a perfect place to grow and manage a deer herd for years to come.

Agriculture Uses-

This property has traditionally been used for Hay Production. Neighboring properties have grazing in place and with some fencing, this property would make a great cow place. The Neighbors to the East currently have a pivot in place for irrigated farming.

Location-

This property is situated in Greer County and less than 20 minutes northwest of Granite, OK. Approximately 19 miles north of Mangum, Oklahoma and close to the well-known North Fork Red River.

Wildlife-

This property is a hunter's paradise, offering excellent opportunities for deer, hog, and dove hunting. With a mix of tall grasses for bedding, open prairie and hardwoods on the borders, it provides the perfect habitat for whitetail deer and wild hogs. It's close proximity to the North Fork Red River make it a high traffic area for Whitetail Deer. The rolling terrain and natural food sources attract game year-round, while planted neighboring fields and roosting areas make it a prime spot for dove hunting. Well-traveled game trails cover this whole property, making it prime for next hunting season. Whether you're looking for a weekend getaway or a long-term hunting retreat, this land has everything an avid hunter could ask for.

Minerals-

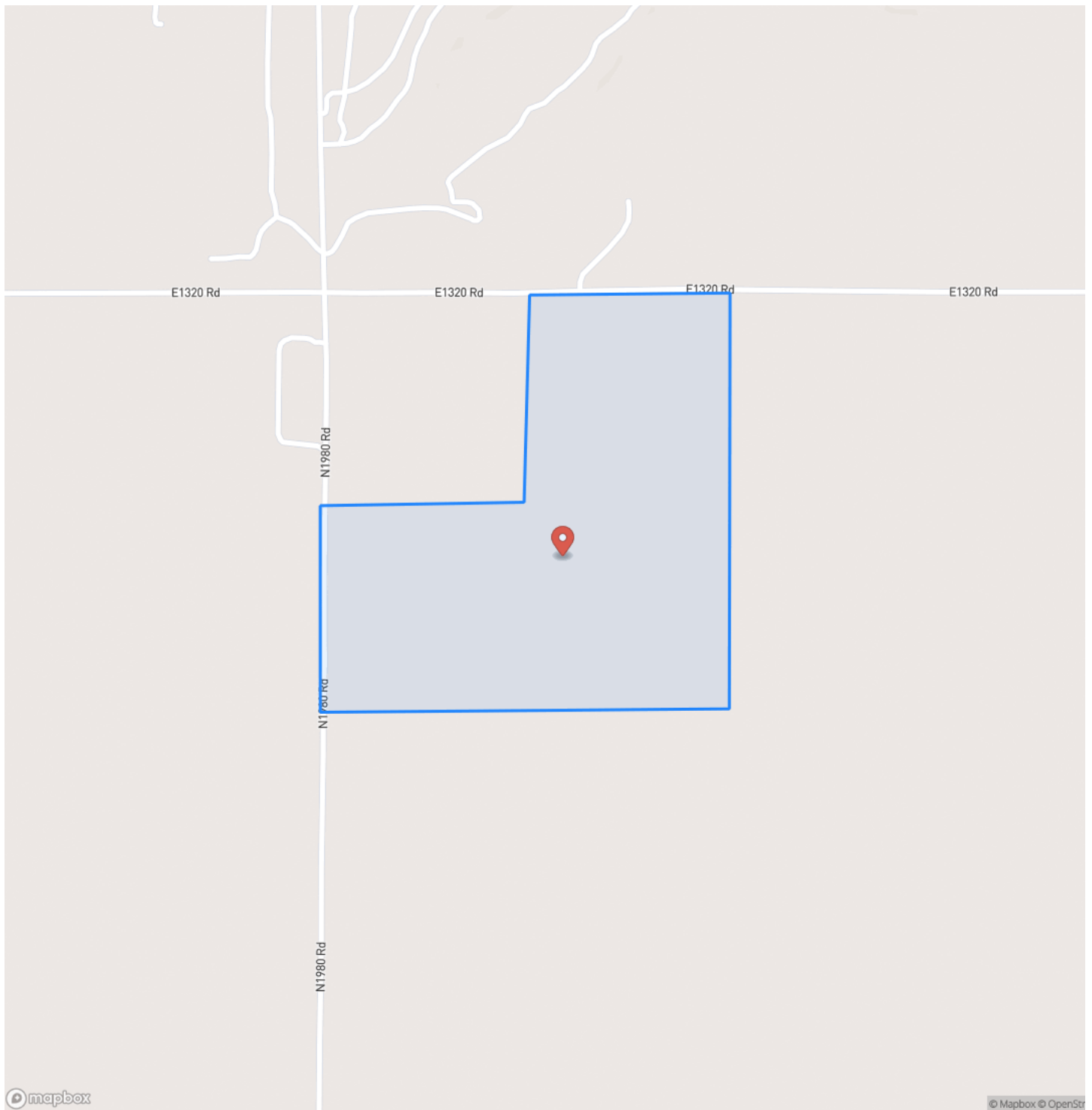
Seller has chosen to reserve the rights to minerals.



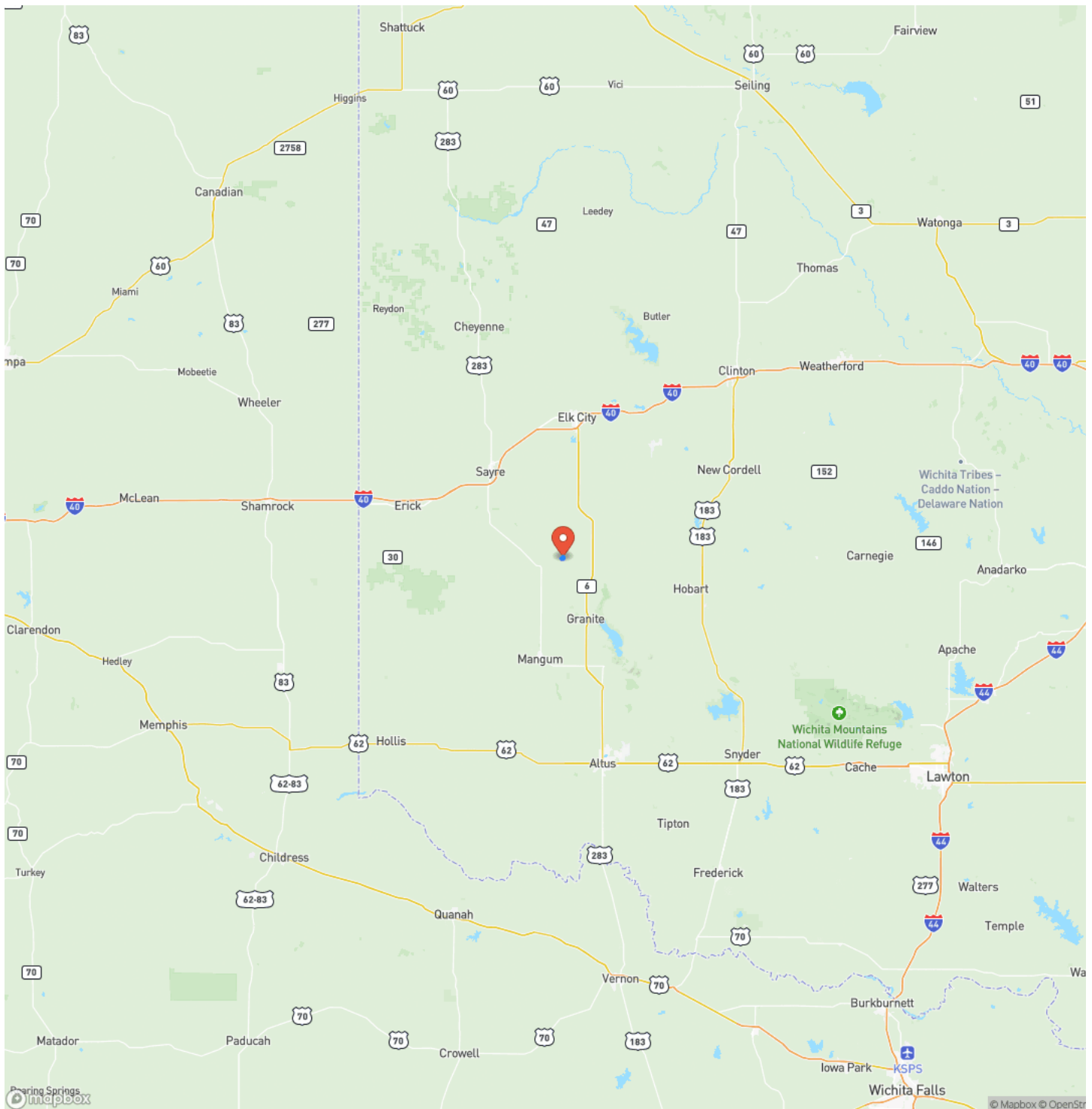
Double R Ranch
Granite, OK / Greer County



Locator Map



Locator Map



Satellite Map



Double R Ranch

Granite, OK / Greer County

LISTING REPRESENTATIVE

For more information contact:



Representative

Levi Metten

Mobile

(214) 435-9550

Email

lmetten@bartrealtyllc.com

Address

City / State / Zip

Edmond, OK 73013

NOTES



MORE INFO ONLINE:

www.bartrealtyllc.com

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



www.bartrealtyllc.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.



Bar T Realty, LLC
46 Samac Lane
Lampasas, TX 76550
(833) 722-7873
www.bartrealtyllc.com

