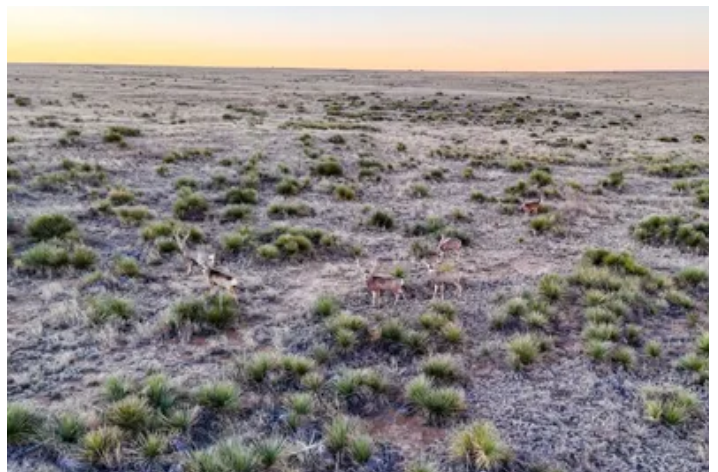


**Keyes Canyon Rec/Cattle Ranch**  
N 440 Rd  
Boise City, OK 73933

**\$1,039,320**  
1,154.8± Acres  
Cimarron County



**Keyes Canyon Rec/Cattle Ranch**  
**Boise City, OK / Cimarron County**

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**SUMMARY**

**Address**

N 440 Rd

**City, State Zip**

Boise City, OK 73933

**County**

Cimarron County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

36.9294 / -102.2268

**Acreage**

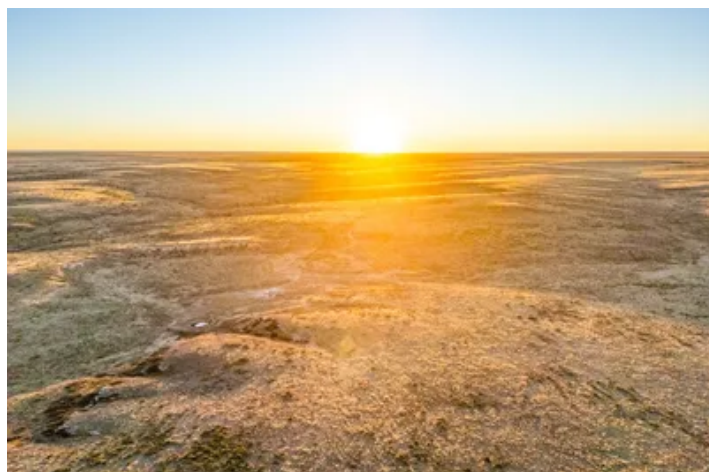
1,154.8

**Price**

\$1,039,320

**Property Website**

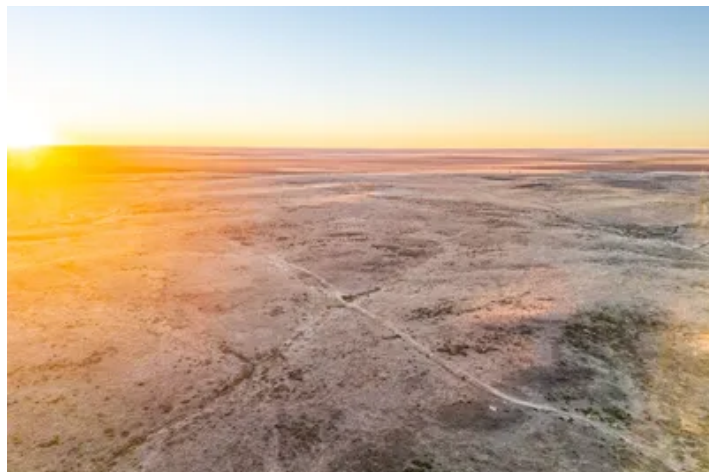
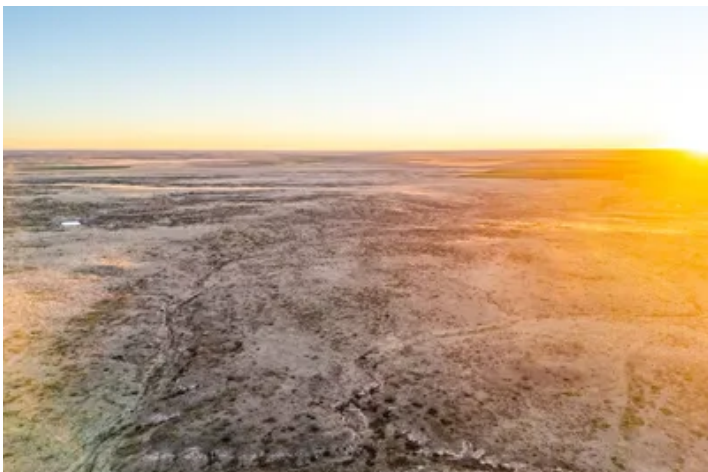
<https://arrowheadlandcompany.com/property/keyes-canyon-rec-cattle-ranch/cimarron/oklahoma/100671/>



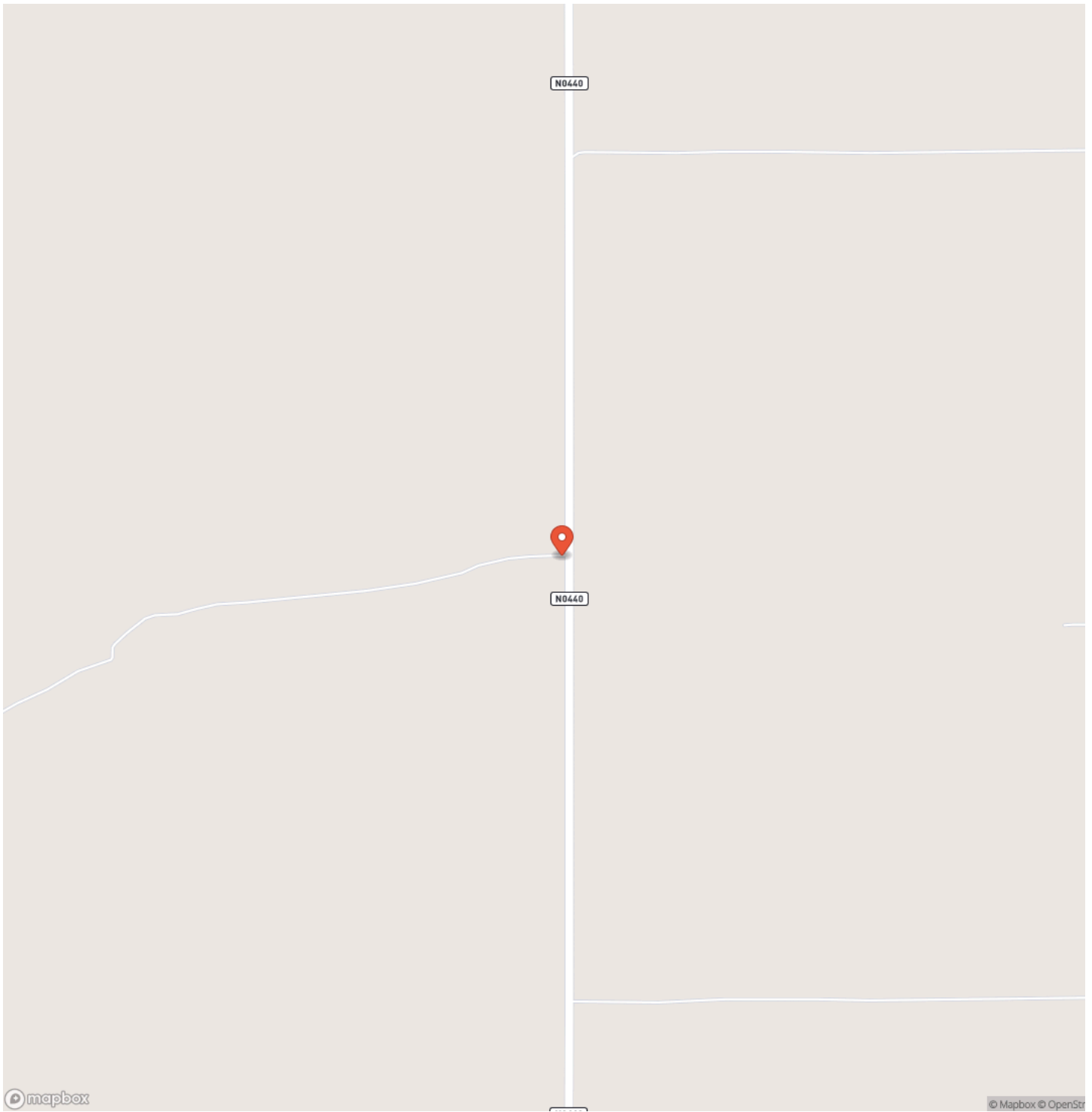
**PROPERTY DESCRIPTION**

Take a look at this incredible 1,154.80 ± acre ranch in Cimarron County, located in the far western Oklahoma Panhandle where big country and wide-open landscapes define the land! This large tract is fully fenced except for a small portion on the north side that is being sectioned off, making it ready for both livestock and recreational use. The property is equipped with two solar-powered water wells that provide reliable water for cattle as well as the wildlife that call this area home. As you enter the property from the east side, you'll notice the wide, open flat terrain that makes travel across the ranch easy. As you move farther into the property, the landscape begins to transition into draws and shallow canyons with rocky edges, creating natural travel corridors and excellent habitat for wildlife. These elevation changes add character to the property and provide great vantage points across the surrounding country. While touring the ranch, mature mule deer and whitetail bucks were observed, highlighting the strong wildlife presence this area is known for. The combination of rugged terrain, natural cover, and dependable water sources creates an ideal environment for both big game and upland wildlife. Whether you're looking for a working cattle ranch, a hunting property, or a large investment tract in the Oklahoma Panhandle, this property offers the space, habitat, and improvements to make it something truly special! This ranch is conveniently located just 14+/- minutes from Keyes, OK, 30+/- minutes from Boise City, OK, and 1 hour and 8+/- minutes from Guymon, OK. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jared Moyer at [\(580\) 273-4220](tel:5802734220) . Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

Keyes Canyon Rec/Cattle Ranch  
Boise City, OK / Cimarron County



## Locator Map





## Satellite Map







## **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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