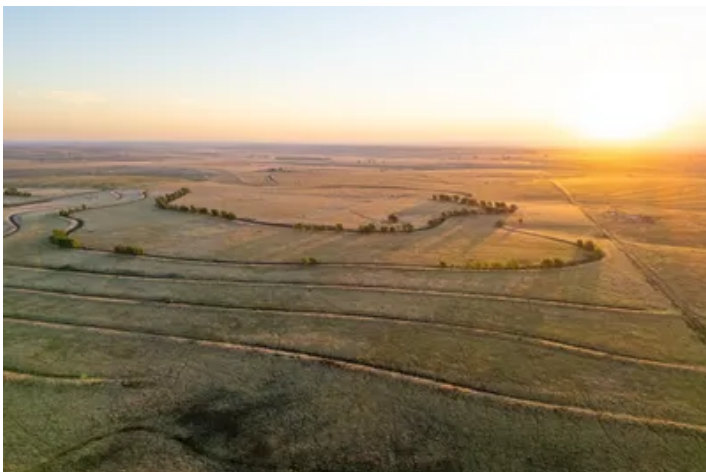


Sand Creek Ranch
Hollow E 280 Rd
Laverne, OK 73848

\$441,000
315± Acres
Beaver County



Sand Creek Ranch
Laverne, OK / Beaver County

SUMMARY

Address

Hollow E 280 Rd

City, State Zip

Laverne, OK 73848

County

Beaver County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.597996 / -100.352407

Acreage

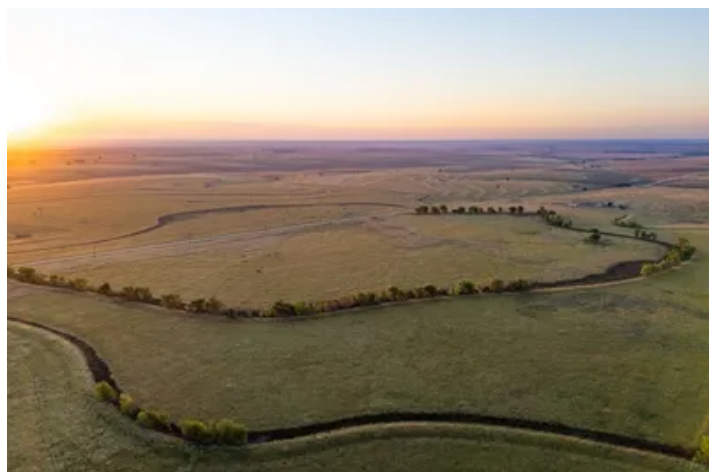
315

Price

\$441,000

Property Website

<https://arrowheadlandcompany.com/property/sand-creek-ranch/beaver/oklahoma/91844/>



Sand Creek Ranch Laverne, OK / Beaver County

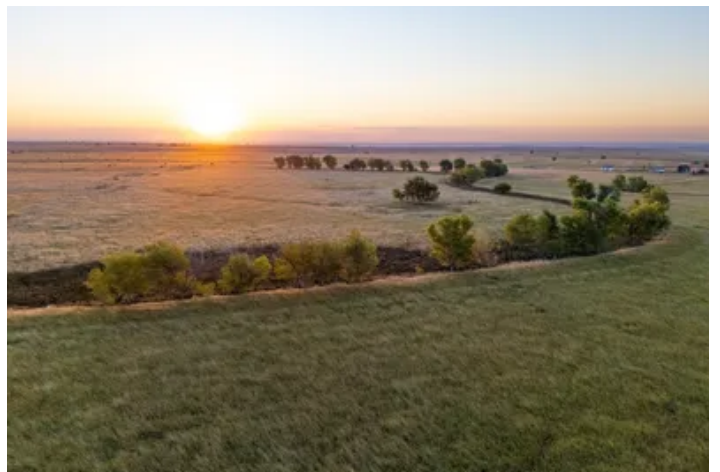
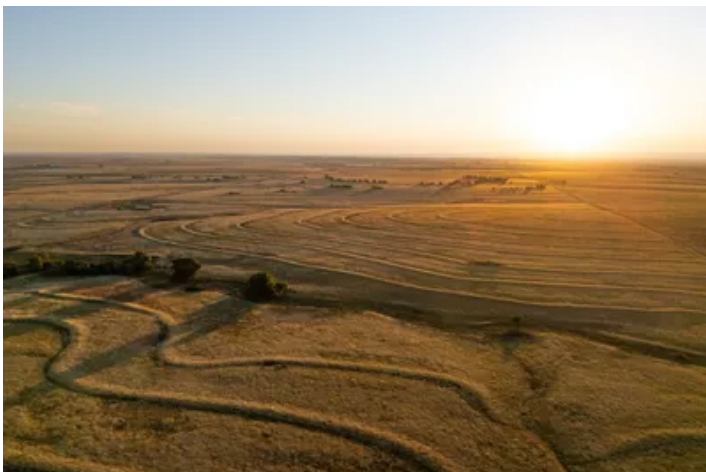
PROPERTY DESCRIPTION

Take a look at this 315 ± acre ranch in Beaver County, Oklahoma! The Sand Creek Ranch combines both recreation and additional yearly income. Incredibly improved pastures, two wells, a pond, and a wet-weather creek, this property ensures water, cover, and forage year-round. The property is fully fenced and cross-fenced, making it ready for livestock utilization. The land is currently enrolled in the General CRP program through 2031, providing an excellent source of annual income and promoting long-term soil and habitat health. The creek bottom and terraces are lined with trees, creating ideal habitat for whitetails. The natural topography and draws also create great funnels for deer movement, while the central pond serves as a hub for deer—making this property a hunter's paradise. The ranch is located just ± 32 minutes from Laverne, Oklahoma, ± 1 hour from Woodward, and ± 3 hours and 16 minutes from OKC. All showings are by appointment only. If you would like more information or 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.



Sand Creek Ranch
Laverne, OK / Beaver County



Locator Map



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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