

Crosstimbers Hunting Ranch
000 N 2220 Rd
Chester, OK 73838

\$1,760,000
640± Acres
Woodward County



Crosstimbers Hunting Ranch
Chester, OK / Woodward County

SUMMARY

Address

000 N 2220 Rd null

City, State Zip

Chester, OK 73838

County

Woodward County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

36.294 / -99.0445

Acreage

640

Price

\$1,760,000

Property Website

<https://arrowheadlandcompany.com/property/crosstimbers-hunting-ranch-/woodward/oklahoma/113608/>



PROPERTY DESCRIPTION

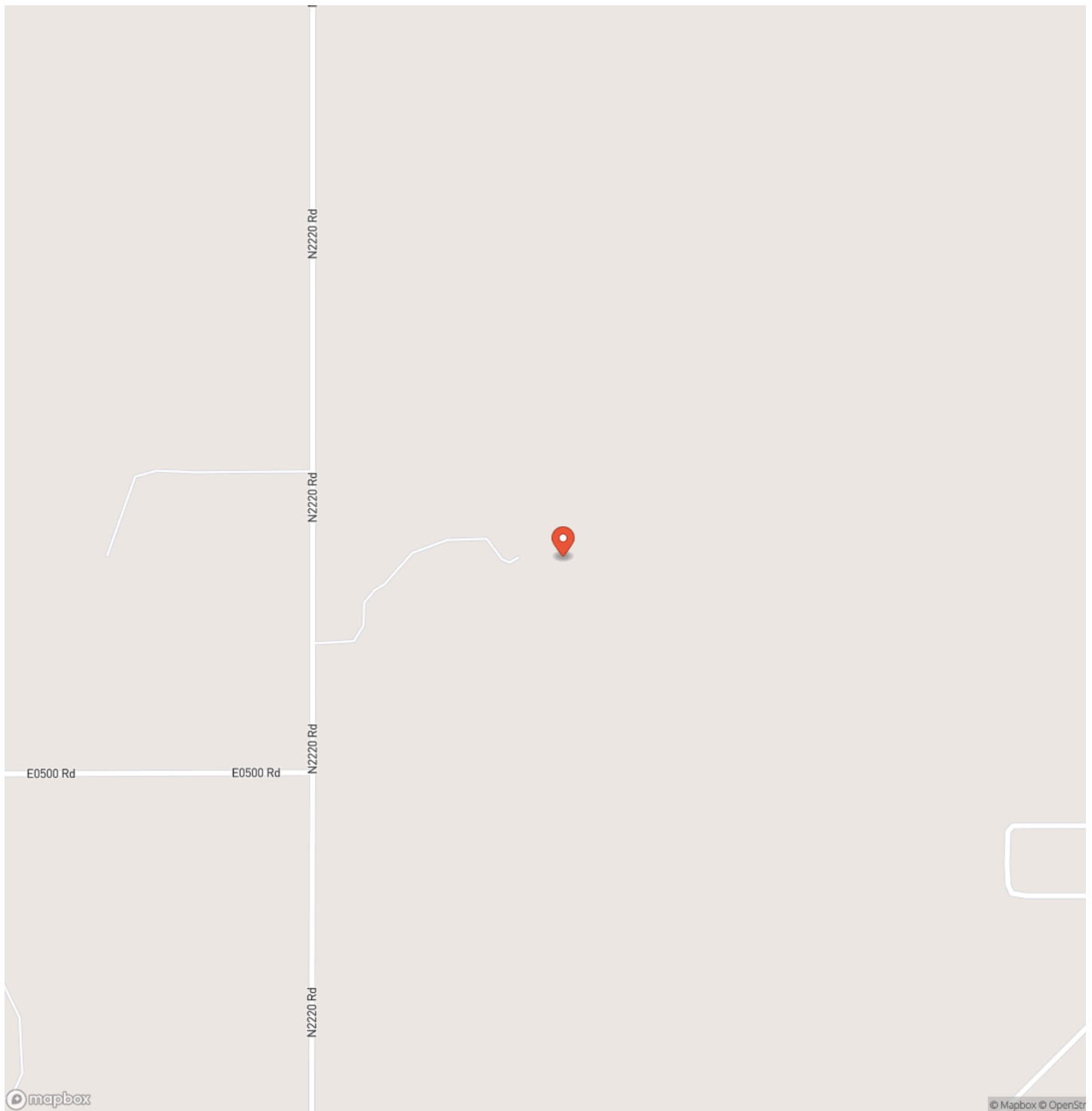
Take a look at Crosstimbers Hunting Ranch, an exceptional 640+/- acre recreational and cattle property located in Woodward County near Chester, Oklahoma! Offering an outstanding combination of wildlife habitat, grazing, and excellent ranch improvements, this property is ready for its next owner to enjoy from day one! Surrounded by six-strand perimeter fencing, the ranch is well-equipped for livestock with a reliable water well, working pens, and multiple smaller pasture areas that provide flexibility for rotational grazing or could easily be converted into productive food plots. A small pond offers a dependable water source for both cattle and wildlife, while the extensive internal trail system allows convenient access throughout nearly every corner of the property. The ranch features a mix of native grass, rolling terrain, thick brush, and blackjack oak trees that create great habitat for wildlife. The abundant acorn-producing oaks provide an excellent natural food source for whitetail deer, while the dense cover offers ideal bedding areas and travel corridors. Multiple established blind locations are already in place, allowing hunters to immediately take advantage of the property's proven hunting potential. Whether you're chasing trophy whitetails, running cattle, or simply looking for a private escape, this ranch offers the versatility to do it all! This ranch is located just +/- 22 minutes from Seiling, +/- 26 minutes from Mooreland, and only +/- 36 minutes from Woodward. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at [\(580\) 727-5019](tel:5807275019).

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.

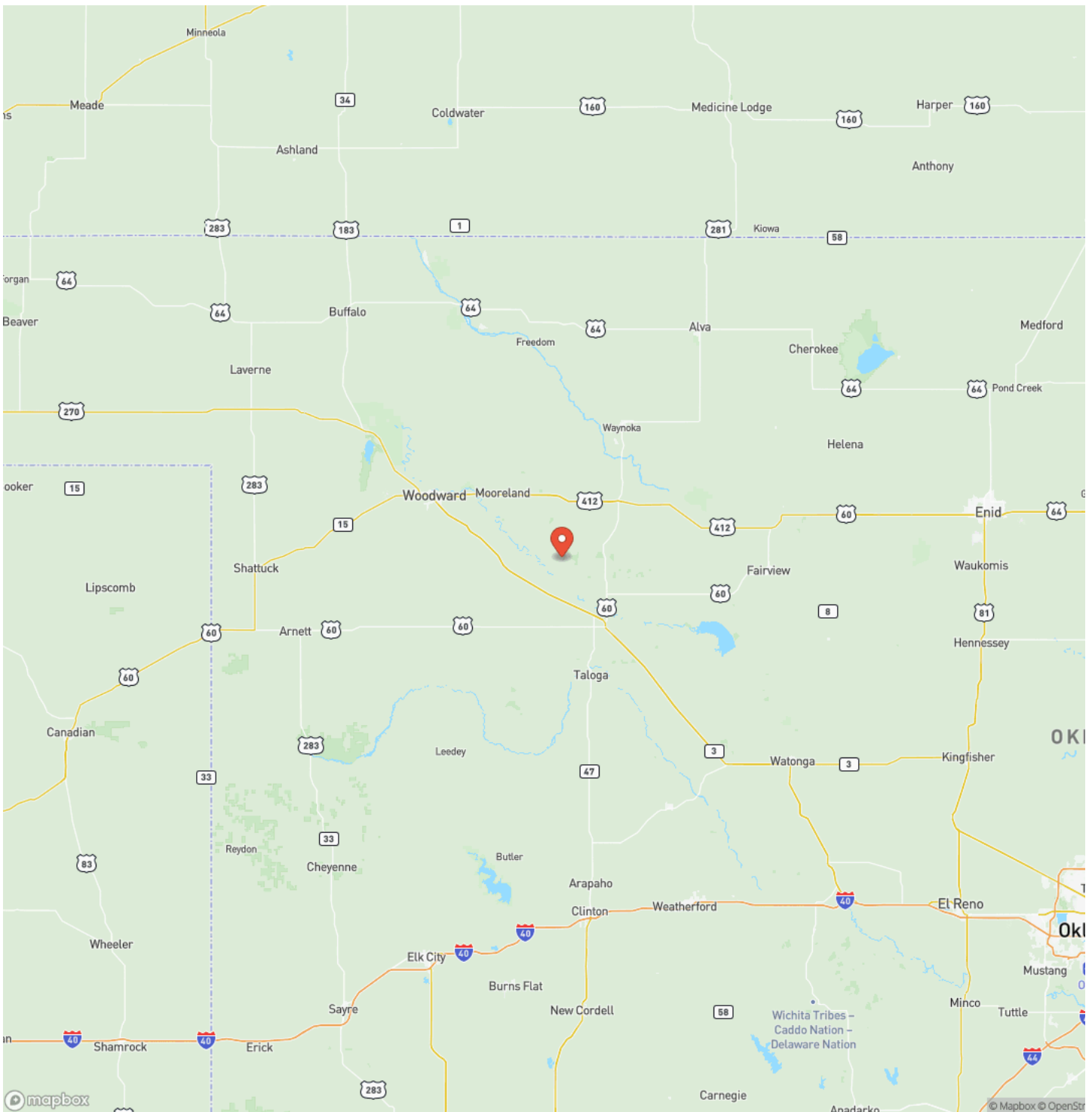
Crosstimbers Hunting Ranch
Chester, OK / Woodward County



Locator Map



Locator Map

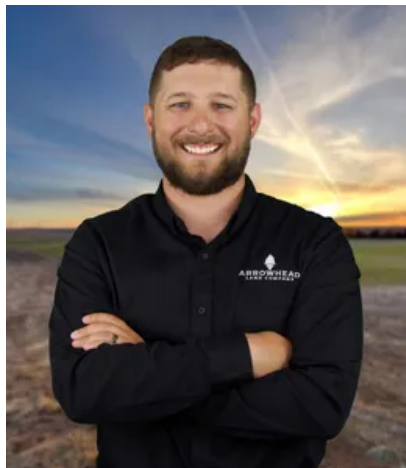


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

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Address

City / State / Zip

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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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<https://arrowheadlandcompany.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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