

Cattleman's Canyon Ranch
00000 E 0170 Rd
Buffalo, OK 73834

\$1,036,000
560± Acres
Harper County



Cattleman's Canyon Ranch
Buffalo, OK / Harper County

SUMMARY

Address

00000 E 0170 Rd

City, State Zip

Buffalo, OK 73834

County

Harper County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.768 / -99.697

Acreage

560

Price

\$1,036,000

Property Website

<https://arrowheadlandcompany.com/property/cattleman-s-canyon-ranch-harper-oklahoma/114180/>



PROPERTY DESCRIPTION

Located in the rugged country of Harper County, this 560+/- acre ranch offers an outstanding combination of productive grazing land and excellent recreational opportunities! Fully fenced and ready for livestock, the property features multiple ponds along with a solar-powered water well, providing reliable water sources throughout the year. With that, a corral system is located along the north boundary and provides a convenient setup for working cattle, loading livestock, or supporting day-to-day ranch operations. Deep canyons, rolling draws, and scattered pockets of cover create ideal habitat for wildlife while adding character to the landscape. The ranch has all the ingredients to become an exceptional hunting property. Numerous trails provide easy access across the property, and the varied terrain naturally funnels wildlife through the draws and canyon systems. Mule deer were spotted during a recent visit, and the habitat also offers excellent potential for mature whitetails, making this a rare opportunity for hunters looking to pursue both species on the same property. The numerous ponds and surrounding native grass also create exceptional dove hunting opportunities throughout the season. Whether you're looking to establish food plots or simply enjoy the diverse landscape, this ranch has the foundation to become a premier hunting destination. Whether your goals are grazing cattle, building a hunting operation, or owning a large tract of Western Oklahoma land, this property offers the versatility to do it all! The property is conveniently located approximately 9+/- miles southwest of Buffalo, 16+/- miles northeast of Laverne, and 33+/- miles northwest of 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:580727-5019).

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.

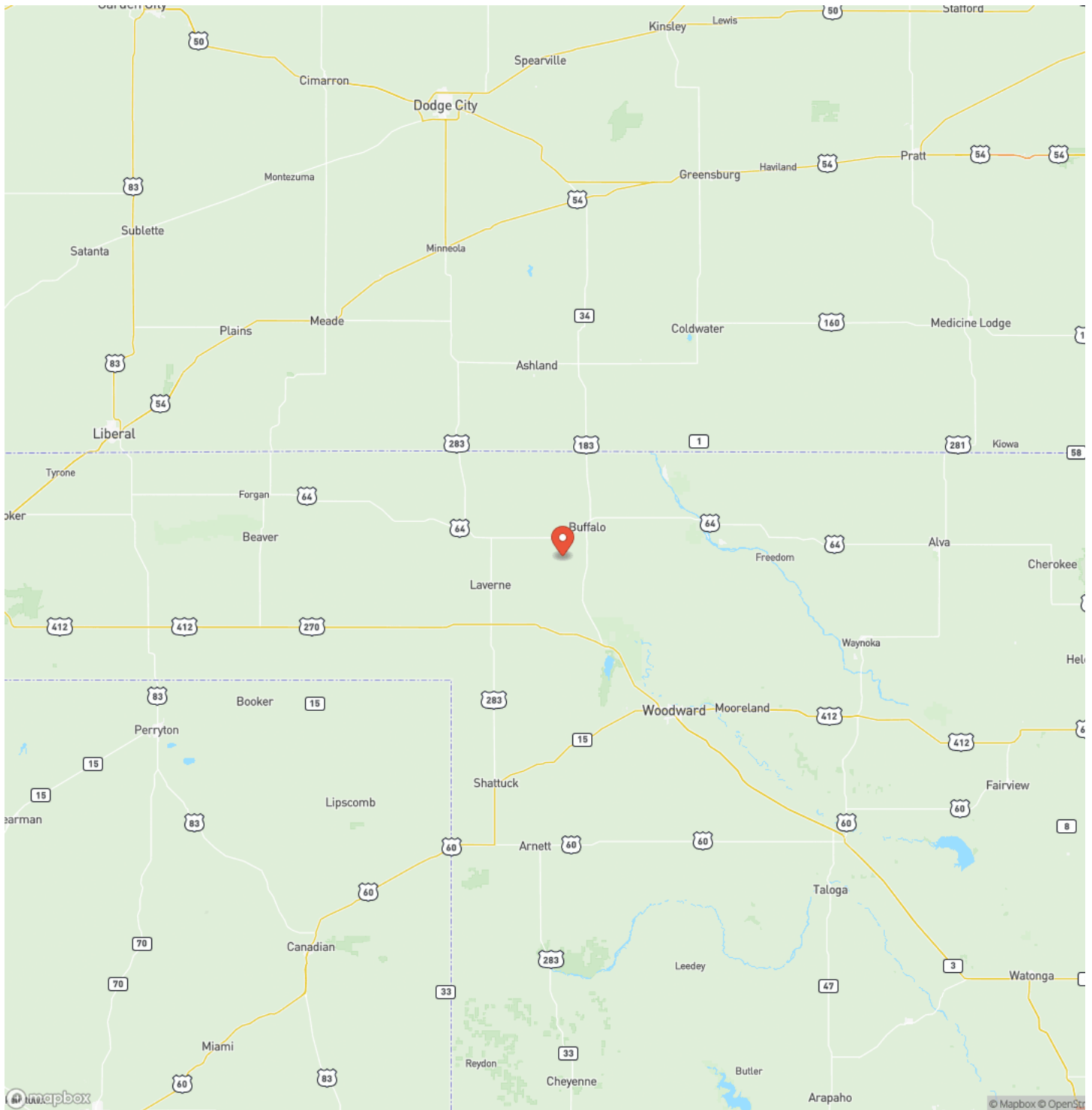
Cattleman's Canyon Ranch
Buffalo, OK / Harper County



Locator Map



Locator Map

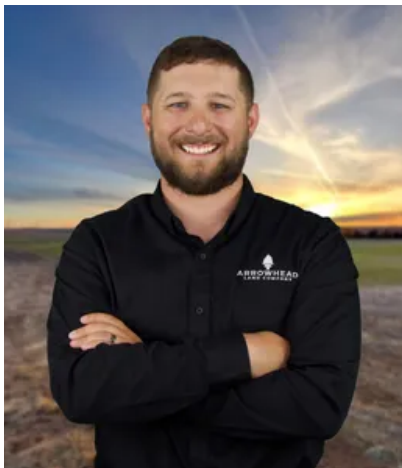


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

Mobile

(580) 727-5019

Office

(620) 501-3688

Email

jacob.lemons@arrowheadlandcompany.com

Address

City / State / Zip

Laverne, OK 73848

NOTES

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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.



<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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

