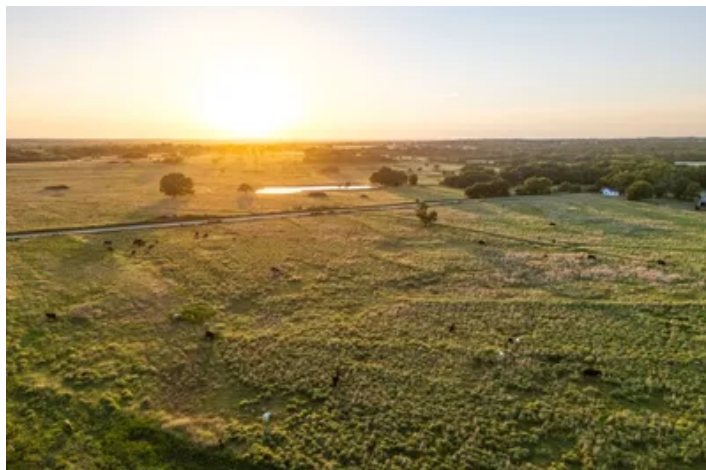


Sandy Creek Ranch
00 Katie Road
Elmore City, OK 73433

\$1,972,000
464± Acres
Garvin County



Sandy Creek Ranch
Elmore City, OK / Garvin County

SUMMARY

Address

00 Katie Road

City, State Zip

Elmore City, OK 73433

County

Garvin County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.56855 / -97.32855

Acreage

464

Price

\$1,972,000

Property Website

<https://arrowheadlandcompany.com/property/sandy-creek-ranch--garvin-oklahoma/110219/>



PROPERTY DESCRIPTION

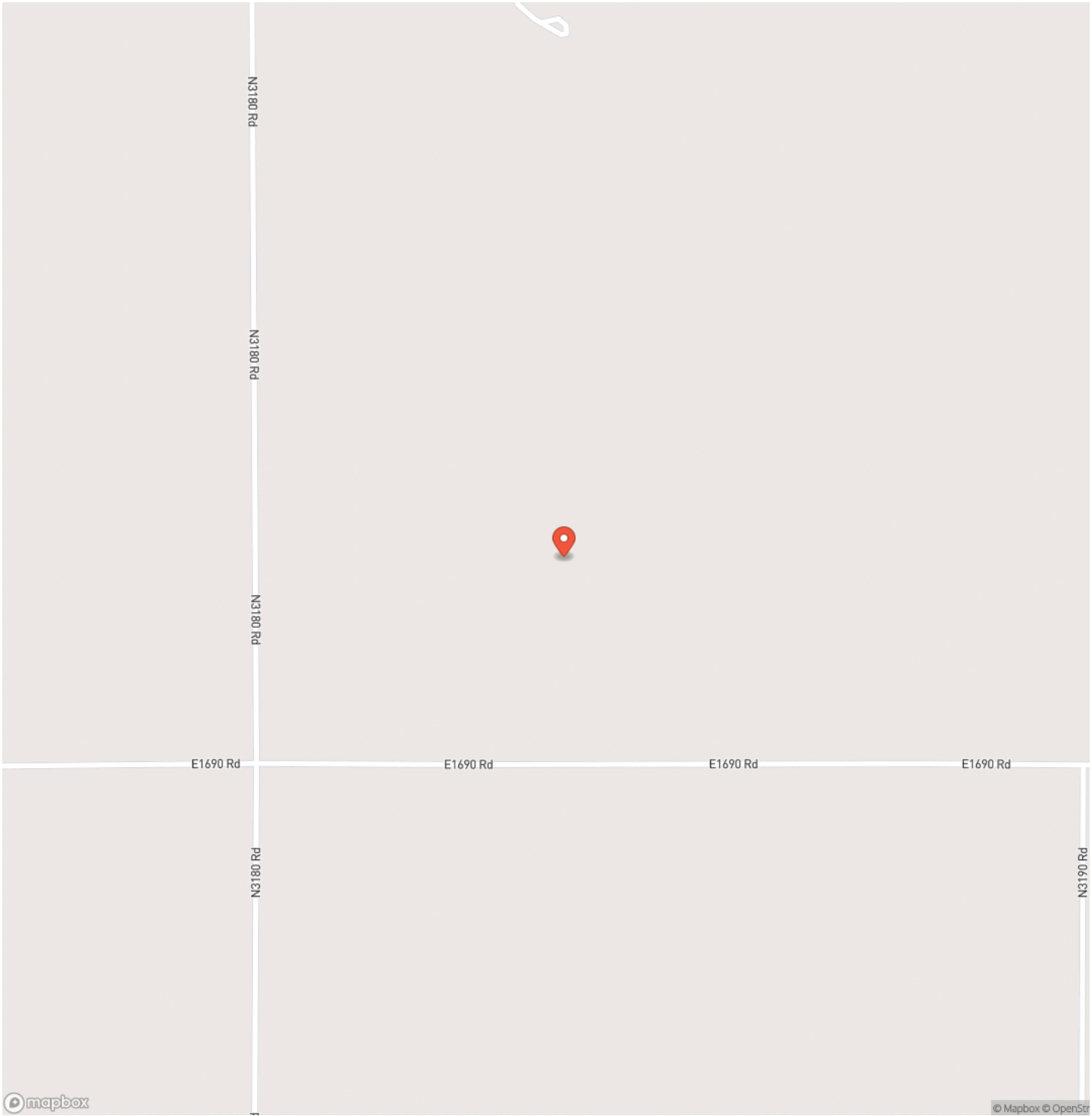
Opportunities to own a highly productive, well-managed cattle ranch of this caliber are becoming increasingly difficult to find in Oklahoma! Spanning 464 +/- acres in Garvin County, the Sandy Creek Ranch has been carefully developed for efficient livestock production while still offering the recreational appeal that many landowners desire. Sandy Creek winds through the property and is complemented by 11 ponds that provide abundant water sources for livestock and wildlife. The land features an exceptional blend of native grasses, lush Bermuda and fescue, creating a hard-to-find extended grazing season that helps reduce winter feeding costs. The ranch currently supports approximately 85 +/- cows and historically requires only a limited amount of supplemental hay, typically between January 20th and March 20th. Extensive cross fencing allows for effective pasture management and rotational grazing, while multiple access points make working cattle and navigating the property simple and convenient. The ranch offers blacktop road frontage along two sides and additional gravel road frontage on another, providing excellent accessibility from multiple directions. Scattered throughout the bottoms are mature trees that add beauty, shade for livestock, and wildlife habitat. The property's gentle terrain and well-established trail system make it easy to traverse by truck, ATV, or horseback. Beyond its agricultural value, the ranch also offers excellent recreational potential with opportunities for deer hunting, waterfowl hunting around the ponds, and year-round outdoor enjoyment. Whether you're looking to expand an existing cattle operation, establish a productive grazing ranch, or invest in a versatile property that combines agriculture and recreation, this Garvin County ranch is a rare opportunity to own a proven, income-producing piece of Oklahoma land! The ranch is located 12 +/- minutes from Elmore City, 23 +/- minutes from Wynnewood, and 1 hour and 15 +/- minutes from Oklahoma. All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065).

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.

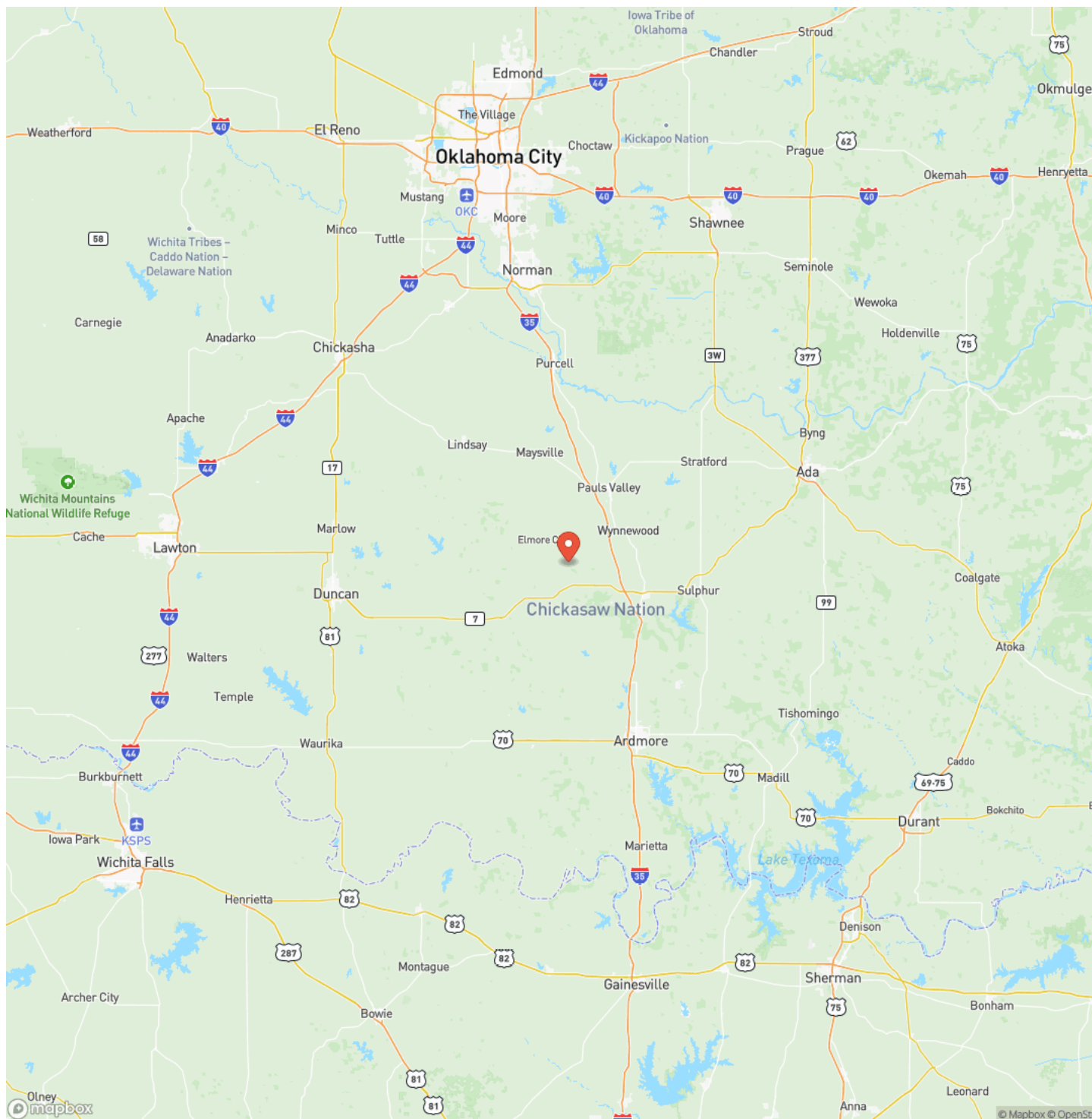
Sandy Creek Ranch
Elmore City, OK / Garvin County



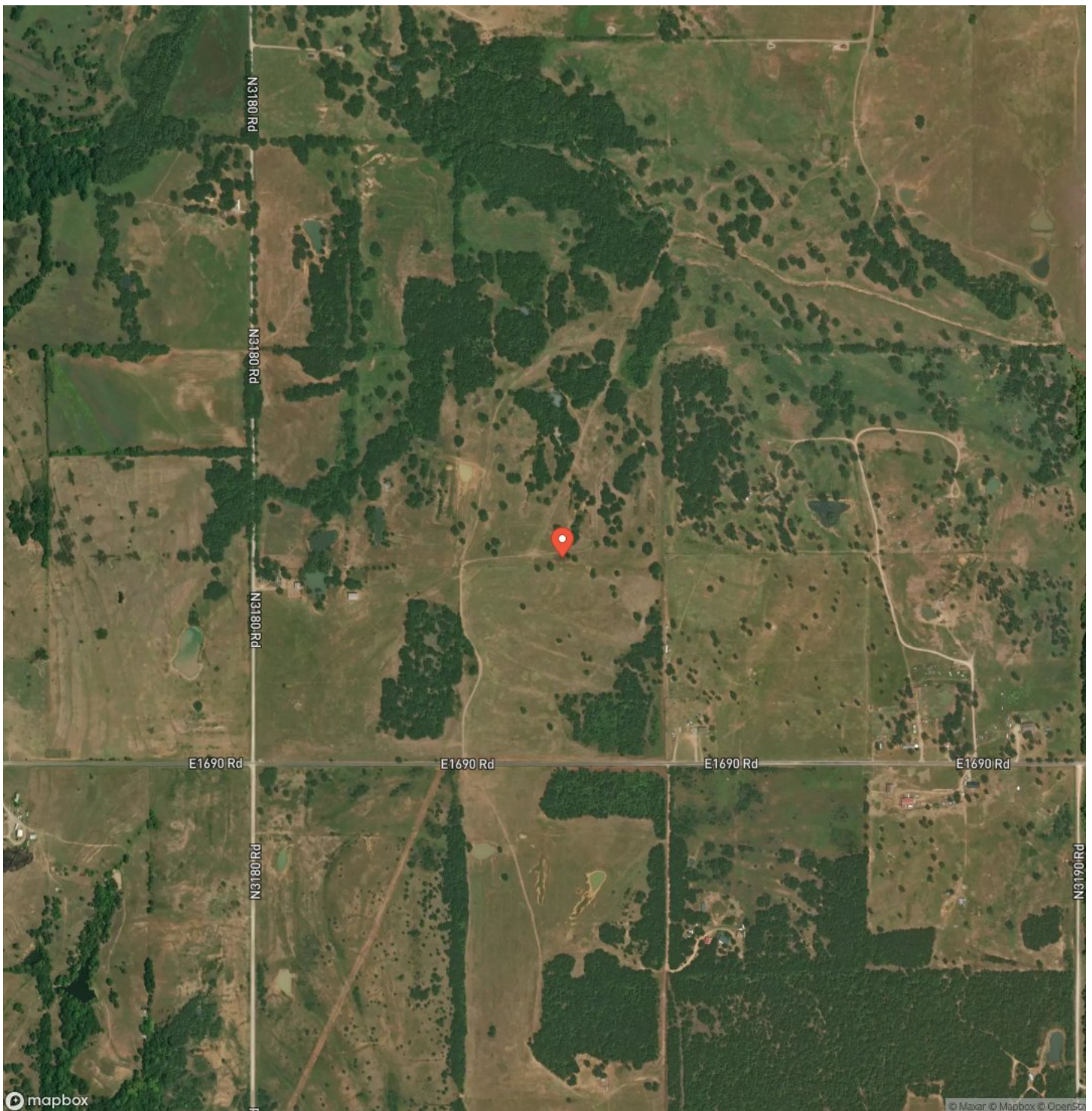
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

Mobile

(918) 367-7050

Email

owen.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

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<https://arrowheadlandcompany.com/>

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