

Barrett Ranch on Beaver Creek
Highway 81
Ryan, OK 73565

\$3,484,640
928± Acres
Jefferson County



Barrett Ranch on Beaver Creek
Ryan, OK / Jefferson County

SUMMARY

Address

Highway 81

City, State Zip

Ryan, OK 73565

County

Jefferson County

Type

Farms, Hunting Land, Ranches, Undeveloped Land

Latitude / Longitude

34.058439 / -97.95962

Acreage

928

Price

\$3,484,640

Property Website

<https://legendary.land/property/barrett-ranch-on-beaver-creek-jefferson-oklahoma/92412/>



Barrett Ranch on Beaver Creek

Ryan, OK / Jefferson County

PROPERTY DESCRIPTION

The Barrett Ranch on Beaver Creek is a combination ranch that has strong ranching, farming, and recreational components. The ranch is adjacent to Hwy 81 on the east boundary and encompasses over 3 miles of Beaver Creek frontage. The perimeter and cross fences appear to be in very good condition, including fencing to keep cattle out of the creek. The northern part of the property is a mix of rolling native grass-covered terrain with scattered plum thickets and a beautiful pecan bottom along the creek. There is an entry to this tract off Hwy 81 via a closed section line road with power running along the north boundary. The southeast portion of the ranch lies directly along Hwy 81 with frontage along the highway for 1.25+/- miles. The main entrance off the highway is next to the working pens and includes a loadout, covered working area, and scales. The fences that extend to the north and south of the working pens are angled to facilitate moving cattle toward the pens from either direction. The central and southeastern portions of the ranch are level with minimal elevation change. Currently, wheat pasture is planted and possession will be given after the harvest of the crop. Next to the wheat are fields planted to B Dahl Bluestem which can be harvested for the seed and/or baled for grass hay. There are several ponds/tanks in this portion of the ranch for livestock, including a pond that measures just over 3+/- acres of surface area. Continuing along the east side of the creek is a stunning pecan grove with old-growth mature trees. A mix of oak and walnut trees also line the winding banks of Beaver Creek. The acreage on the west side of the creek totals roughly 233+/- acres and is comprised of B Dahl Bluestem, native grass, and blocks of timber along Beaver Creek. What appears to be an old oxbow slough runs through the southwestern portion of the place just west of the railroad tracks. If duck hunting is your passion, there are several low spots that could be improved to attract more ducks. Several nice coveys of quail were noted during the preparation of this listing. Jefferson County has become one of the most notable counties in the state for trophy whitetails. Multiple 200" deer have been harvested in the past couple of years within reasonable proximity to Beaver Creek. Giants like that may not be the norm, but they are out there!

If you're looking for a ranch that also has a hunting & fishing component with excellent access then the Barrett Ranch on Beaver Creek needs to be at the top of your list to consider!

Seller is willing to divide!

Location:

- *Ryan, OK - 3 miles
- *Waurika, OK - 8 miles
- *Bowie, TX - 36 miles
- *DFW - 110 miles
- *Oklahoma City - 114 miles

Access:

- *Highway 81 and County Road Access

Water:

- *Nearly 3.5 miles of frontage along Beaver Creek
- *2 large sloughs
- *10 ponds

Utilities:

Climate:

- *Approximately +/- 33 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey



- *Waterfowl
- *Dove
- *Quail
- *Wild Hogs

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Elevation ranges from 810' to 900'
- *Beaver Creek dominates the landscape, shaping the terrain with beautiful pecan bottoms next to the creek as well as a mix of native grass pasture, hay fields, and cultivated farmland.
- *

Improvements:

- *Working pens

Equipment:

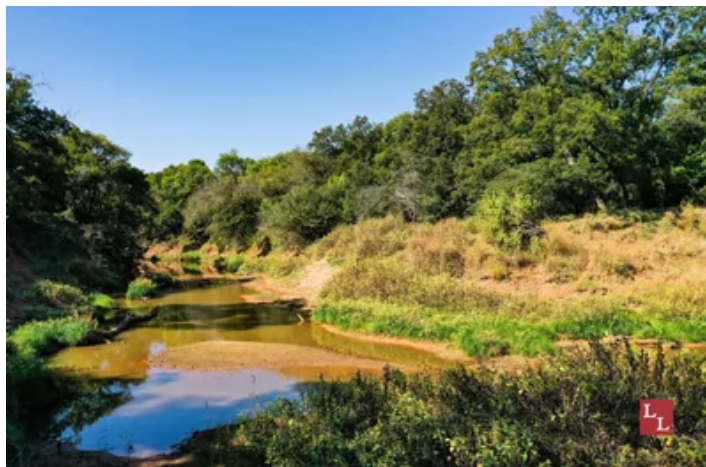
- *NA

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

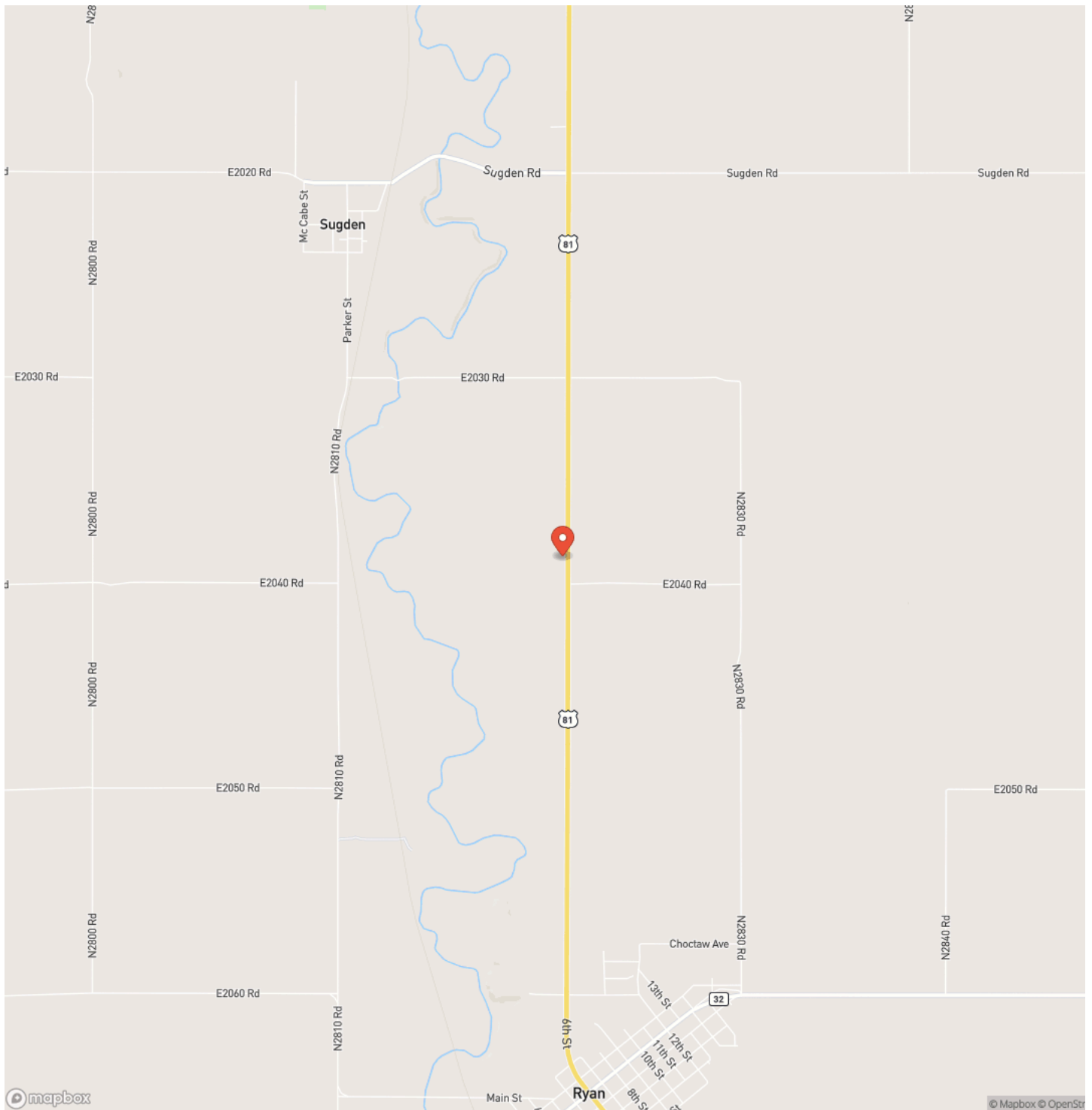
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.



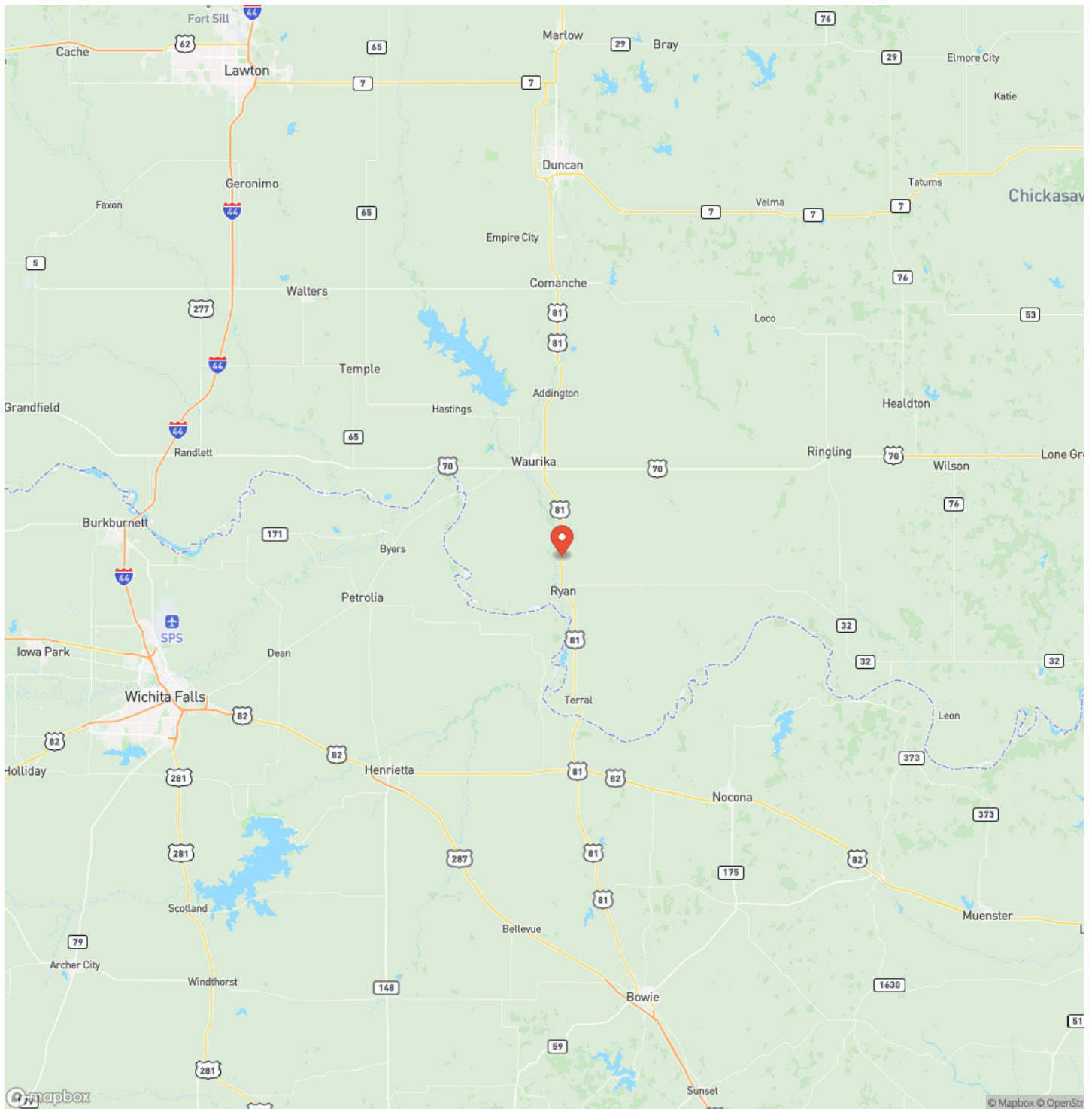
Barrett Ranch on Beaver Creek
Ryan, OK / Jefferson County



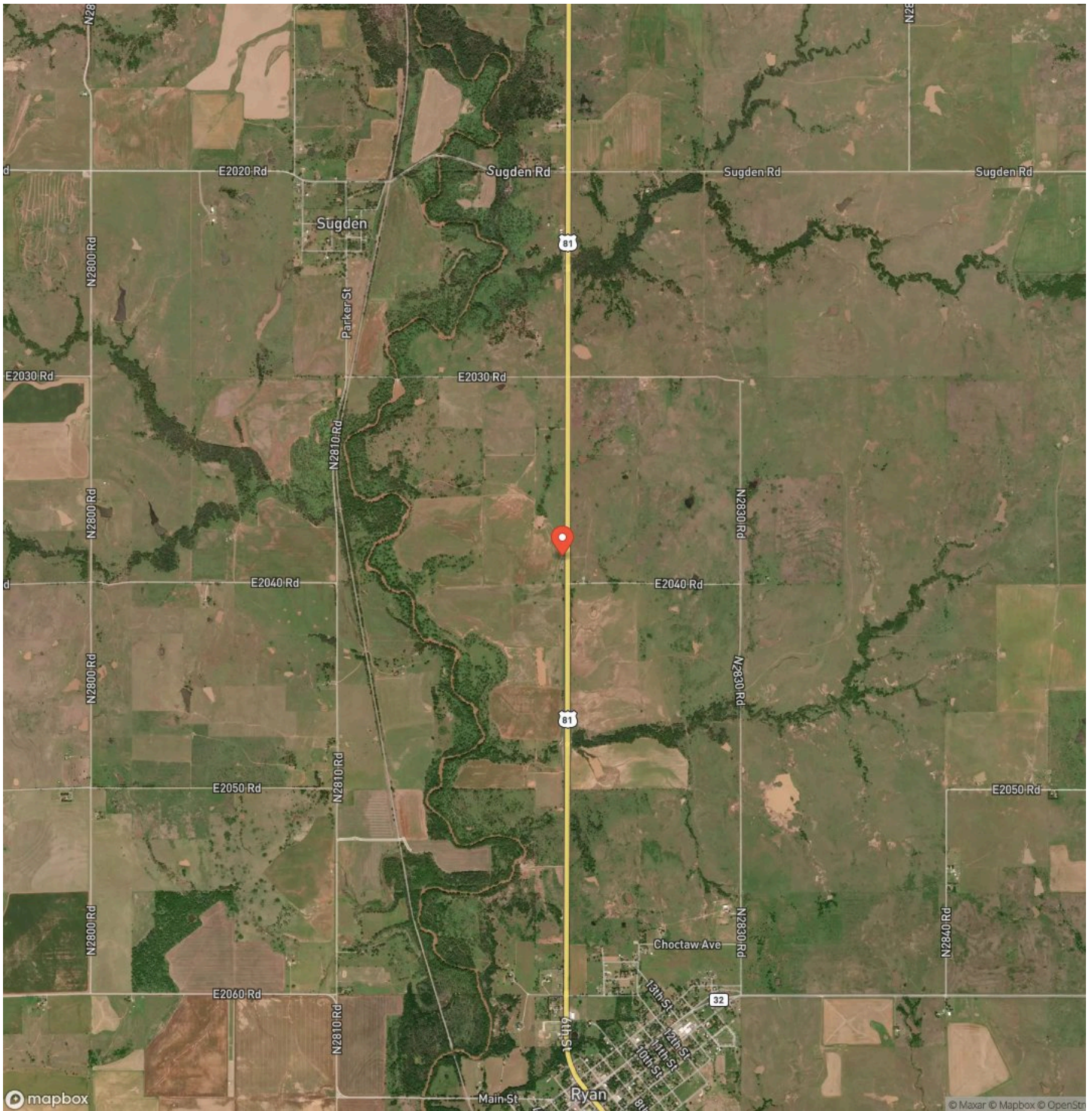
Locator Map



Locator Map



Satellite Map



Barrett Ranch on Beaver Creek Ryan, OK / Jefferson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Ward

Mobile

(405) 206-0914

Office

(405) 206-0914

Email

dan@Legendary.Land

Address

10904 NW 26th St.

City / State / Zip

NOTES



MORE INFO ONLINE:

http://legendary.land

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



http://legendary.land

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.



Legendary Land Co
1021 Regal Rd
Yukon, OK 73099
(405) 206-0914
<http://legendary.land>

