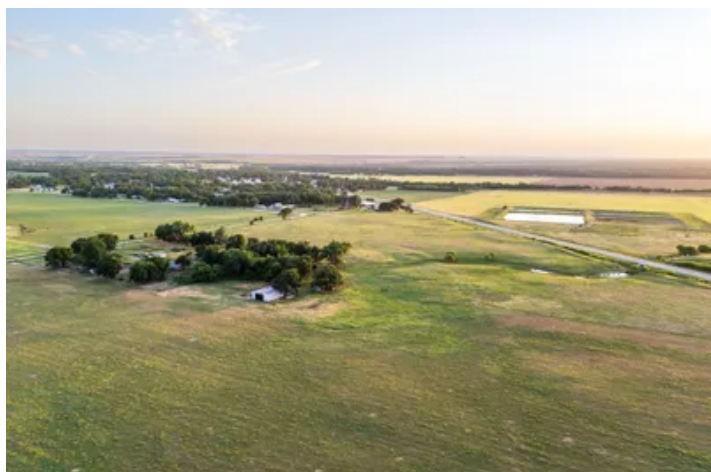


Open Gate Cattle Ranch
N2570 RD & E0415 RD
Cleo Springs, OK 73729

\$297,500
119± Acres
Major County



Open Gate Cattle Ranch
Cleo Springs, OK / Major County

SUMMARY

Address

N2570 RD & E0415 RD

City, State Zip

Cleo Springs, OK 73729

County

Major County

Type

Farms, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.4156 / -98.4306

Acreage

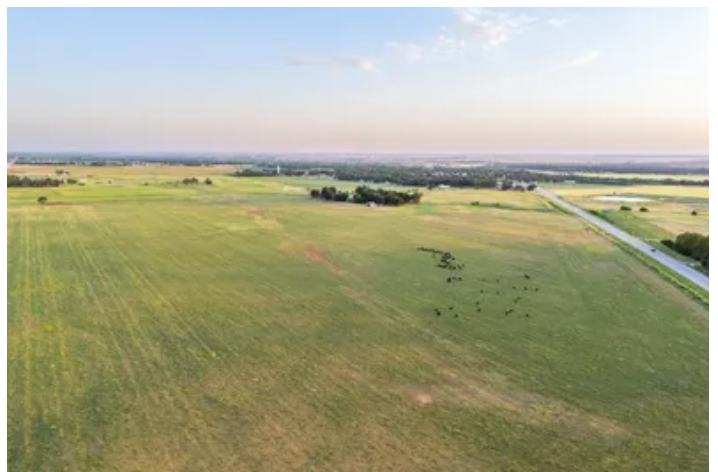
119

Price

\$297,500

Property Website

<https://arrowheadlandcompany.com/property/open-gate-cattle-ranch-major-oklahoma/112417/>



Open Gate Cattle Ranch

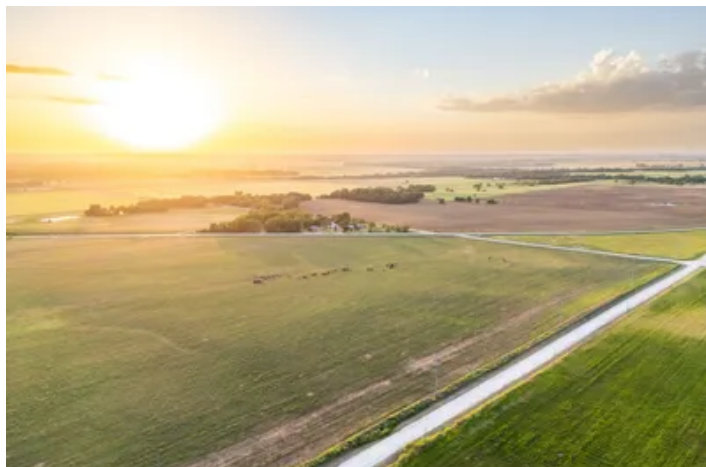
Cleo Springs, OK / Major County

PROPERTY DESCRIPTION

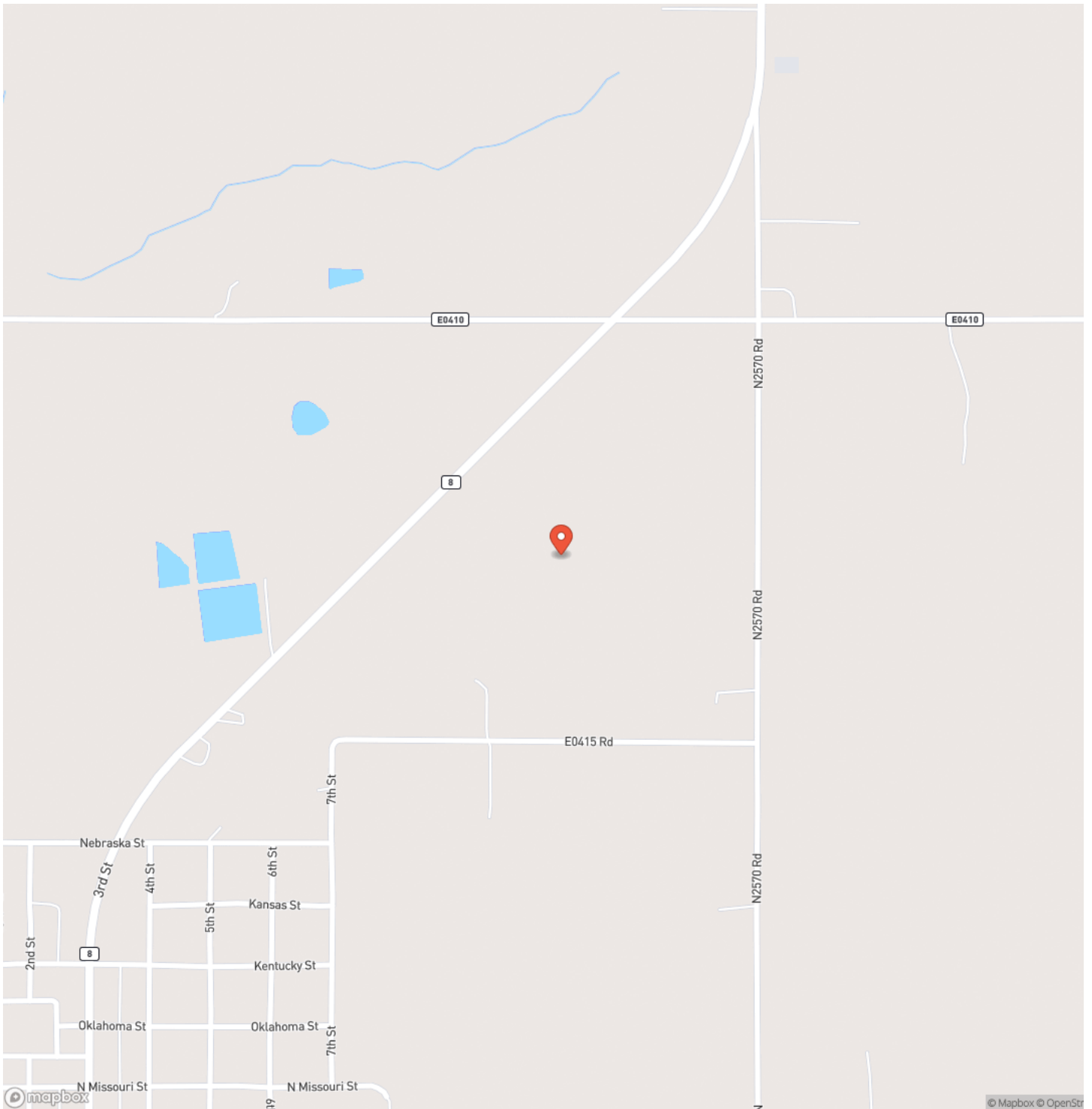
Located in Major County, Oklahoma, this 119 +/- acre ranch offers a strong setup for cattle, livestock, and country living. The property is made up of mostly open, level pasture with quality native grass, making it ready to run livestock from day one. Fully fenced with a cross fence through the center, the property can easily be utilized as two separate pastures for rotational grazing or livestock management. Access is one of the property's standout features. The ranch features Highway 8 frontage along the west side and county road frontage on the remaining three sides. Five perimeter gates provide excellent access for moving cattle, equipment, and trailers throughout the property. A pond on the west side provides a reliable water source for cattle and other livestock, while an existing barn offers additional storage or shelter. Beyond its agricultural value, this property also presents an excellent opportunity to build a home on acreage. The level terrain makes building straightforward, utilities are available at the road, and there is plenty of room to add a shop, barn, working pens, or other improvements to fit your operation. Whether you're looking to establish a small ranch or expand an existing one, this property has the layout and infrastructure to support it. Conveniently located just 40 +/- minutes from Enid, 57 +/- minutes from Woodward, and 1 hour 53 +/- minutes from Oklahoma City, this property offers the peace of country living while remaining within easy reach of nearby communities. With quality pasture, excellent access, and a layout built for both livestock and future improvements, this Major County ranch is ready for its next owner! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Ruben Daniels at [\(580\) 747-3407](tel:5807473407).

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.

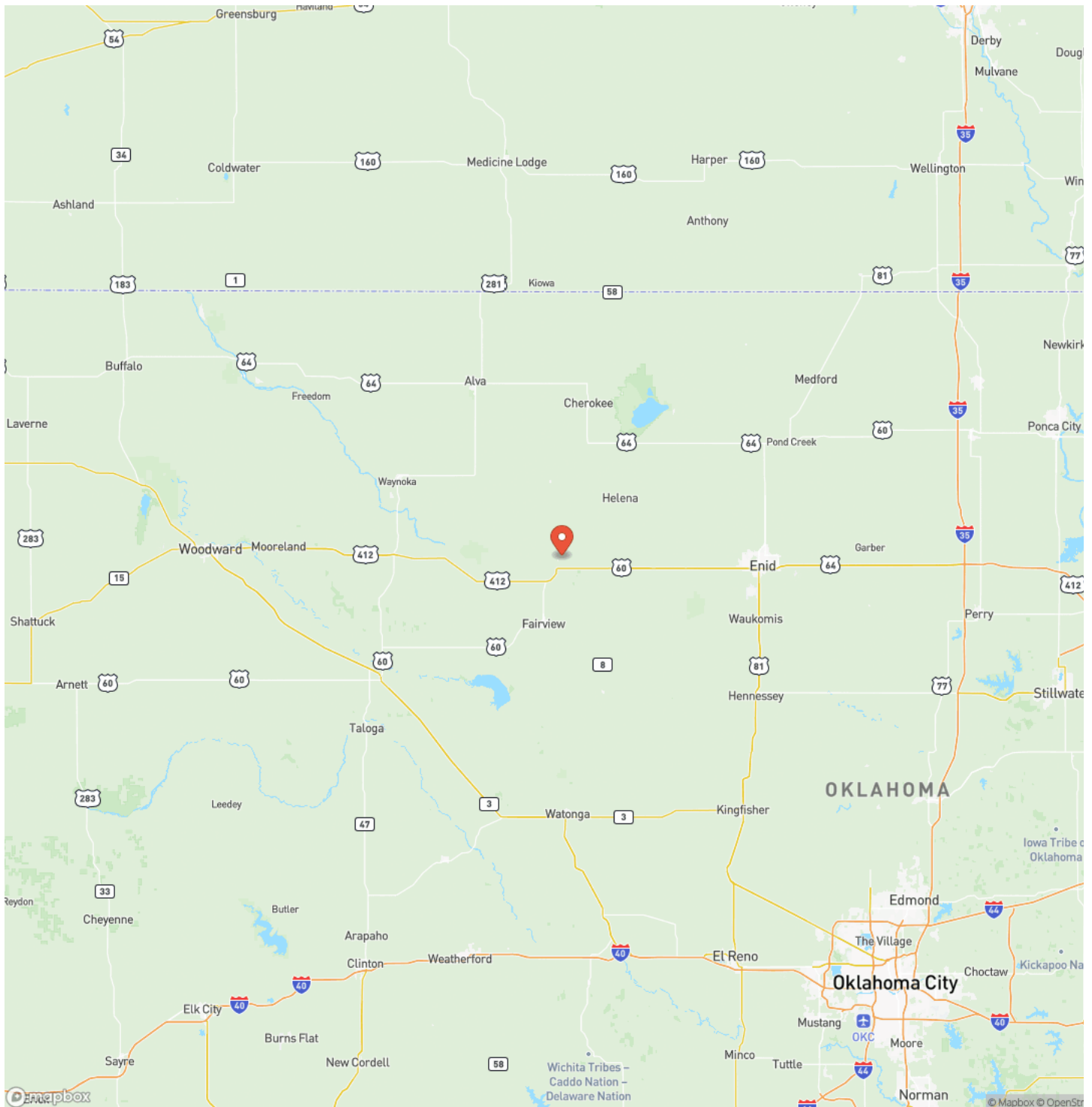
Open Gate Cattle Ranch
Cleo Springs, OK / Major County



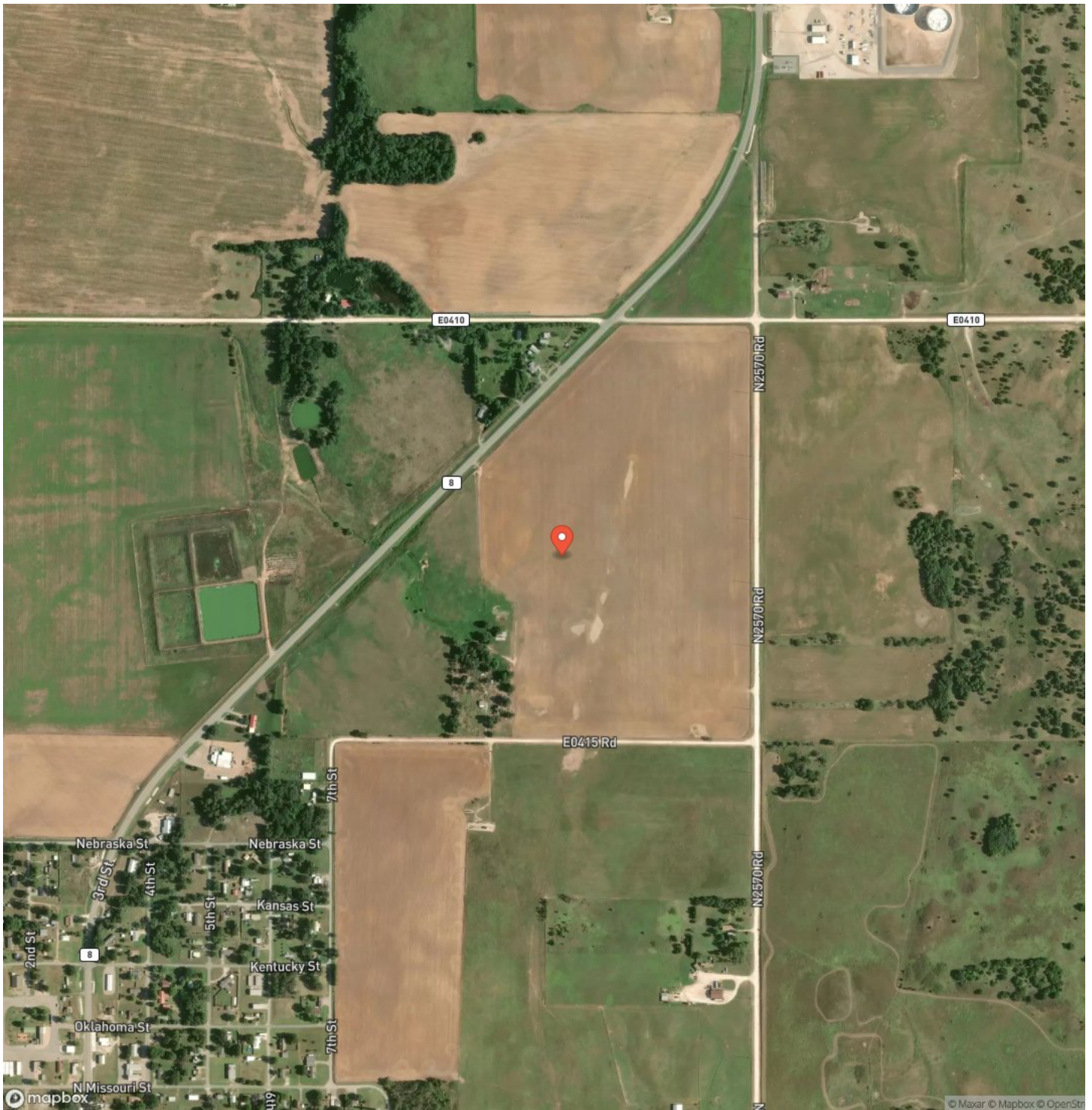
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ruben Daniels

Mobile

(580) 747-3407

Email

ruben.daniels@arrowheadlandcompany.com

Address

City / State / Zip

Drummond, OK 73735

NOTES

[illegible]

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.



<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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