

Blaine County 80  
County Road  
Watonga, OK 73772

**\$260,000**  
80± Acres  
Blaine County



**Blaine County 80**  
**Watonga, OK / Blaine County**

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**SUMMARY**

**Address**

County Road

**City, State Zip**

Watonga, OK 73772

**County**

Blaine County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Business Opportunity, Horse Property

**Latitude / Longitude**

35.8031 / -98.3442

**Acreage**

80

**Price**

\$260,000

**Property Website**

<https://greatplainslandcompany.com/detail/blaine-county-80-blaine-oklahoma/81136/>





## Blaine County 80 Watonga, OK / Blaine County

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### **PROPERTY DESCRIPTION**

This 80-acre property in Blaine County is a great place for anyone looking to raise animals, enjoy outdoor activities, or make a smart land investment. It's located just 5.5 miles from the town of Watonga, Oklahoma, and has paved road access, which makes getting to and from the property easy in any season.

The land is set up and ready for livestock. It has excellent perimeter and cross fencing that is well-maintained, which helps manage grazing areas and keeps animals safe. There is also a full set of working pens already in place. This makes handling cattle or other livestock much easier and more efficient.

One of the best features is the on-site water well. Having a dependable water source is very important when it comes to caring for animals or even planning future building projects. The pastureland has been improved with high-quality grasses, which means the land is ready for grazing right away. You don't have to spend time or money planting grass—it's already done.

On the east side of the property, there is a shelter belt made up of tall trees. This row of trees offers shade, wind protection, and a safe space for wildlife to live and rest. It's perfect for people who love nature or enjoy hunting, as it attracts deer and other animals. Whether you want to raise livestock, ride horses, go hunting, or just take in the peaceful views, this land gives you lots of choices.

With its great location, useful features, and beautiful open space, this 80-acre property is a perfect mix of function and fun. It's ready for immediate use, whether you want to start a ranch, enjoy a weekend getaway, or invest for the future. Don't miss your chance to own a valuable piece of Oklahoma land just minutes from Watonga. To schedule a showing contact Trey Pearcy with Great Plains Land Company.

5.5 miles from Watonga, Ok

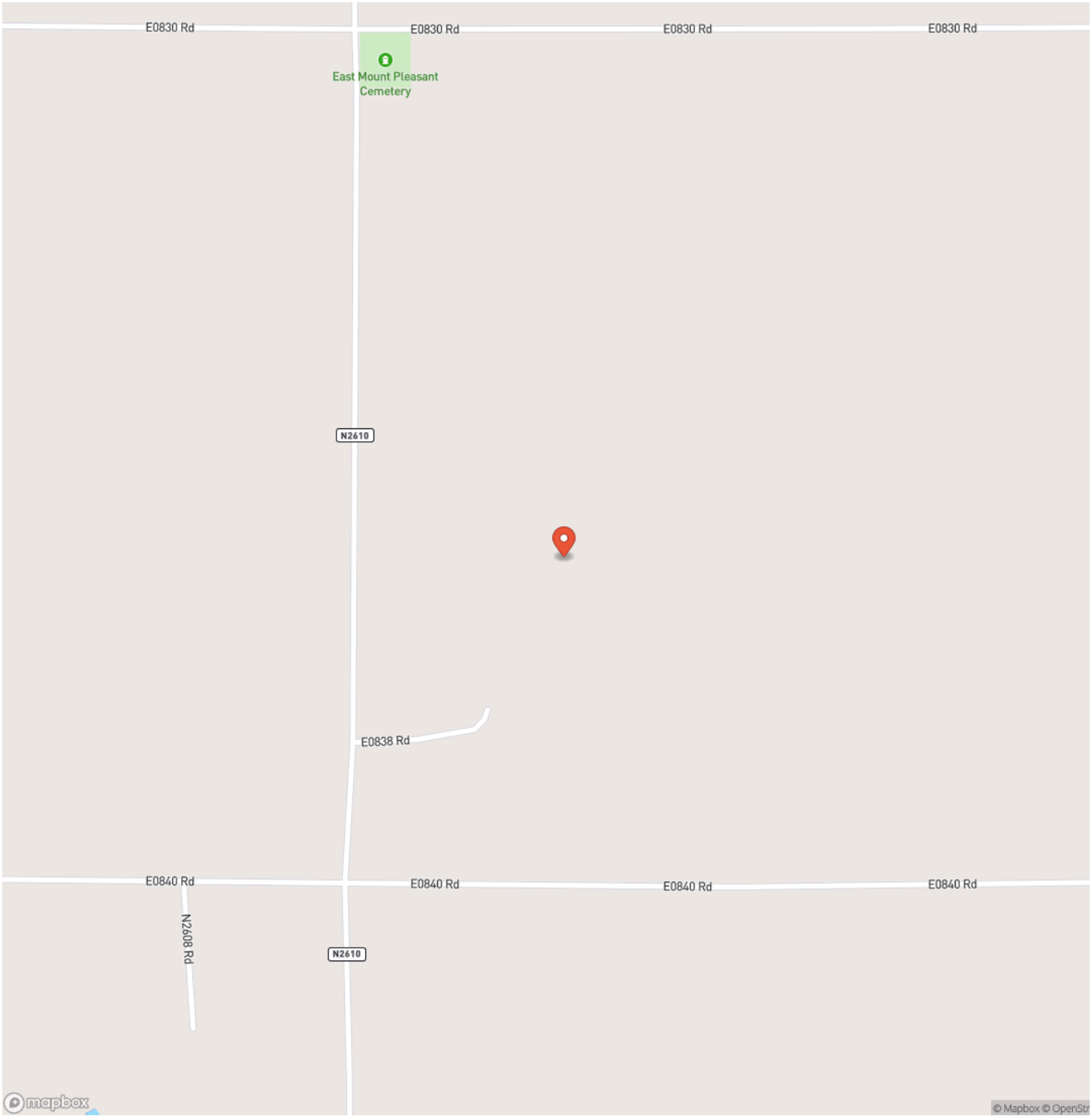
24 miles from Kingfisher, Ok

53 miles from the Oklahoma City Metropolitan Area

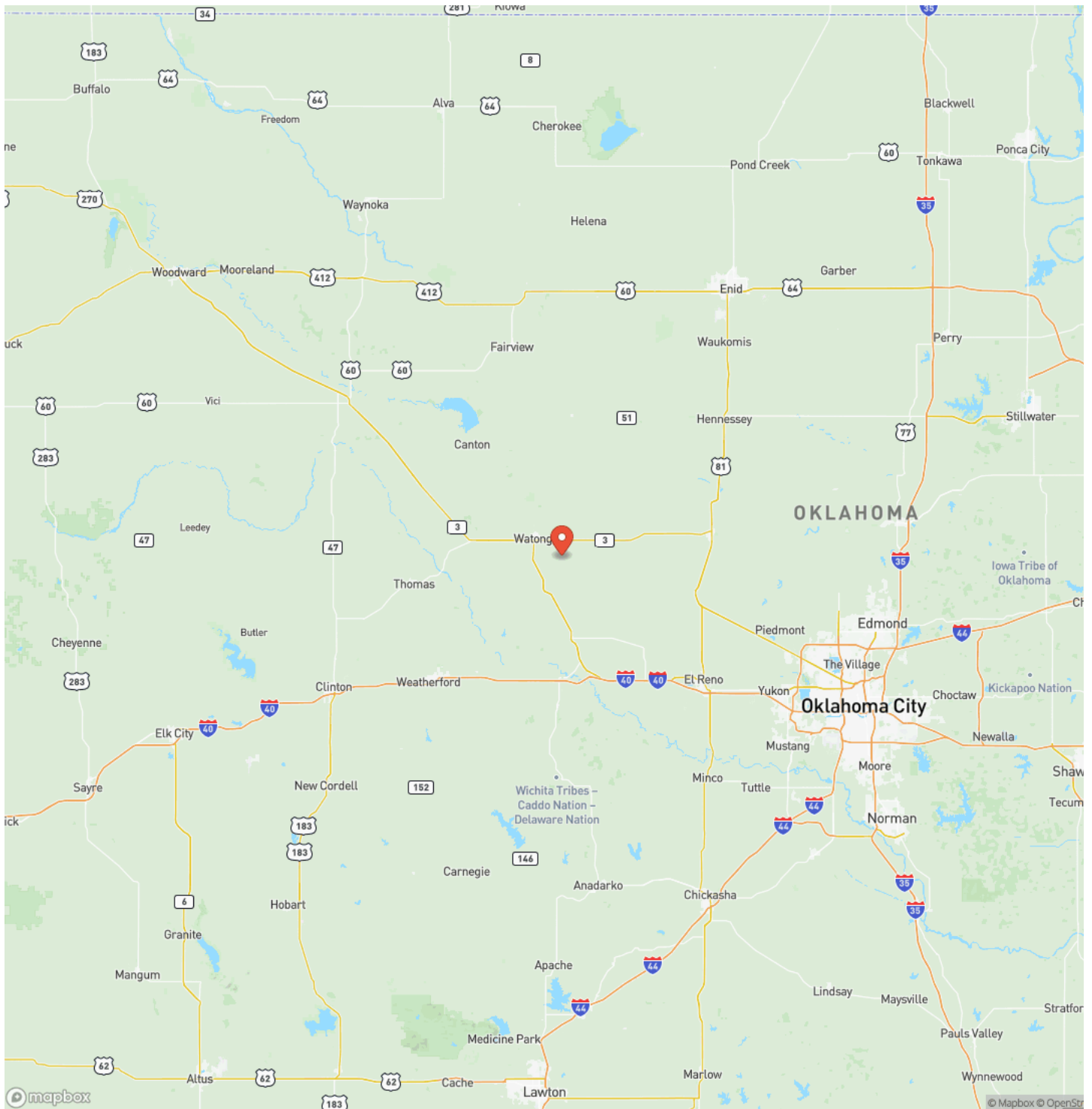
*When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



# Locator Map

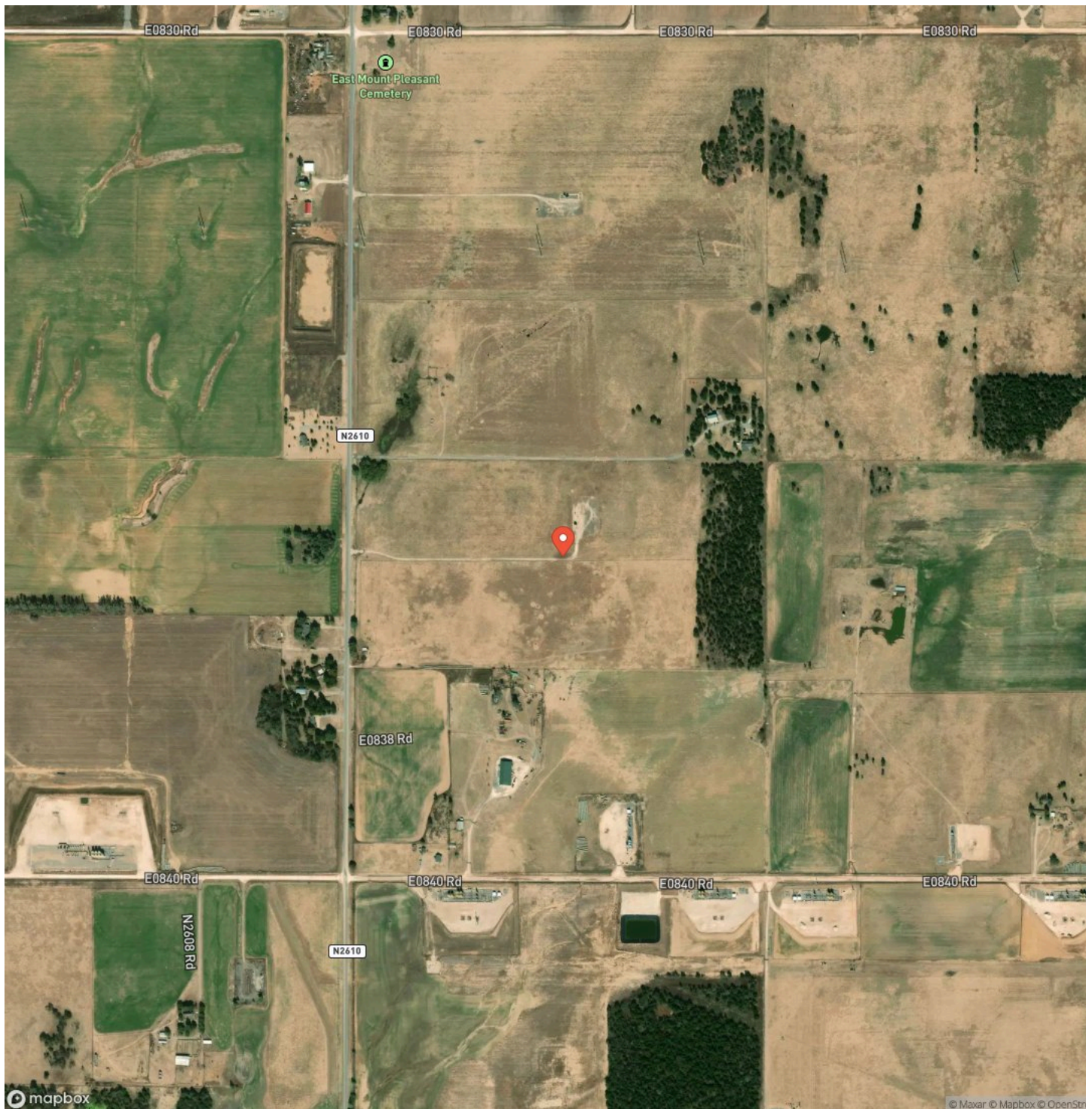


## Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Trey Pearcy

## Mobile

(405) 545-0985

## Email

trey@greatplains.land

**Address**

200 S. Broadway Ave.

## City / State / Zip

## NOTES

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## 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.



**MORE INFO ONLINE:**  
**greatplainslandcompany.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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