

Buffalo Creek Ranch
17306 1130
Sweetwater, OK 73666

\$1,700,000
800± Acres
Beckham County



Buffalo Creek Ranch
Sweetwater, OK / Beckham County

SUMMARY

Address

17306 1130

City, State Zip

Sweetwater, OK 73666

County

Beckham County

Type

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

Latitude / Longitude

35.3716 / -99.8854

Dwelling Square Feet

2016

Bedrooms / Bathrooms

3 / 2

Acreage

800

Price

\$1,700,000

Property Website

<https://greatplainslandcompany.com/detail/buffalo-creek-ranch-beckham-oklahoma/81675/>



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PROPERTY DESCRIPTION

The Buffalo Creek Ranch is a beautiful, productive 800-acre property located in Beckham County Oklahoma near the town of Sweetwater. This property is a full section of land and a 160 acres quarter and is a complete, turn key cattle operation with everything needed to start or to expand your operation. The property boasts a perfect blend of natural beauty and productive features. With Buffalo Creek running through the property, several ponds, and timbered bottoms this property offers plenty of water and cover for livestock and wildlife.

The majority of the grazable acres are improved grasses which include Midland 99 Bermuda as well as common Bermuda, bluestem and buffalo grass, there is also sections of well maintained, drought tolerant native grasses. The property is cross fence with great and well maintained fences that allow the opportunity to rotationally graze to maximize the properties carrying capacity. There is a set of catch pens and a cattle handling facility located near the home that can be reached easily from all corners of the property.

The 160 acres that is separate is high quality Midland 99 Bermuda grass, with great perimeter fences and its own water well and catch pens. The 160 acres that is in between the 640 acres and the 160 acres of bermuda grass (see map as it is marked with a red and white boundary) is available for the buyer of the ranch to rent currently and have the first option to buy in the near future. That would total 960 total acres that are simply separated by a county road.

The home on the property is a comfortable 2,016 square foot, 3-bedroom, 2-bath house, with an open floor plan to maximize the use of the square footage. This home is perfect for for rural and county living far removed from the busyness of populated areas.

For storage and work, there is a large 40 x 60 barn with electricity and several other outbuildings, giving you plenty of room for equipment, tools, or hay.

This property is ideal for ranching, farming, hunting or just enjoying wide-open spaces. If you're looking for a place with land, water, and a home, this could be your dream property!

There is additional productive acreage nearby that would be available for purchase.

To schedule a showing of the Buffalo Creek Ranch contact Trey Percy with Great Plains Land Company at [\(405\) 545-0985](tel:4055450985)

10 miles from Interstate 40

18 miles from Sayre, Ok

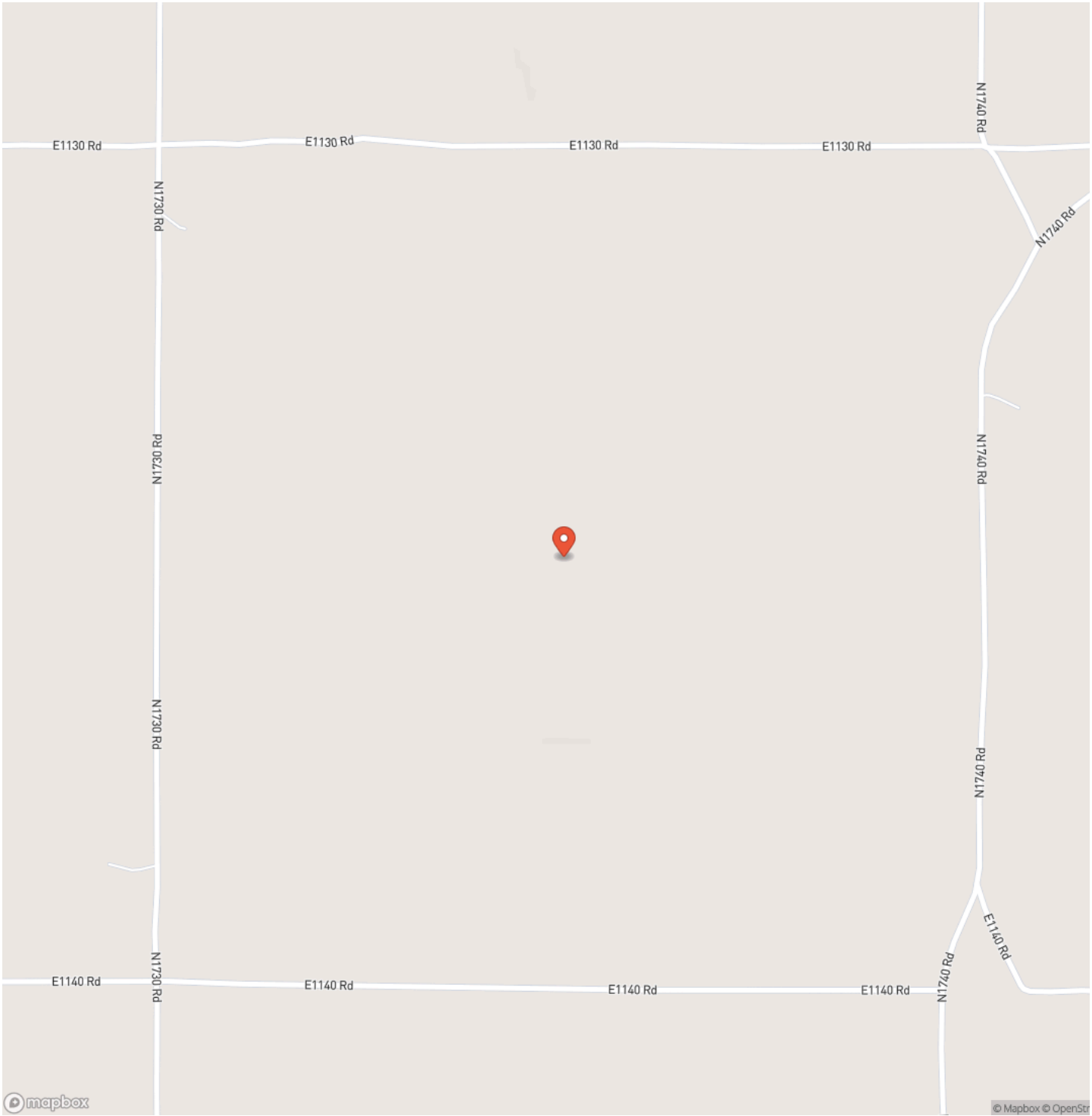
27 miles from Elk City, Ok

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.

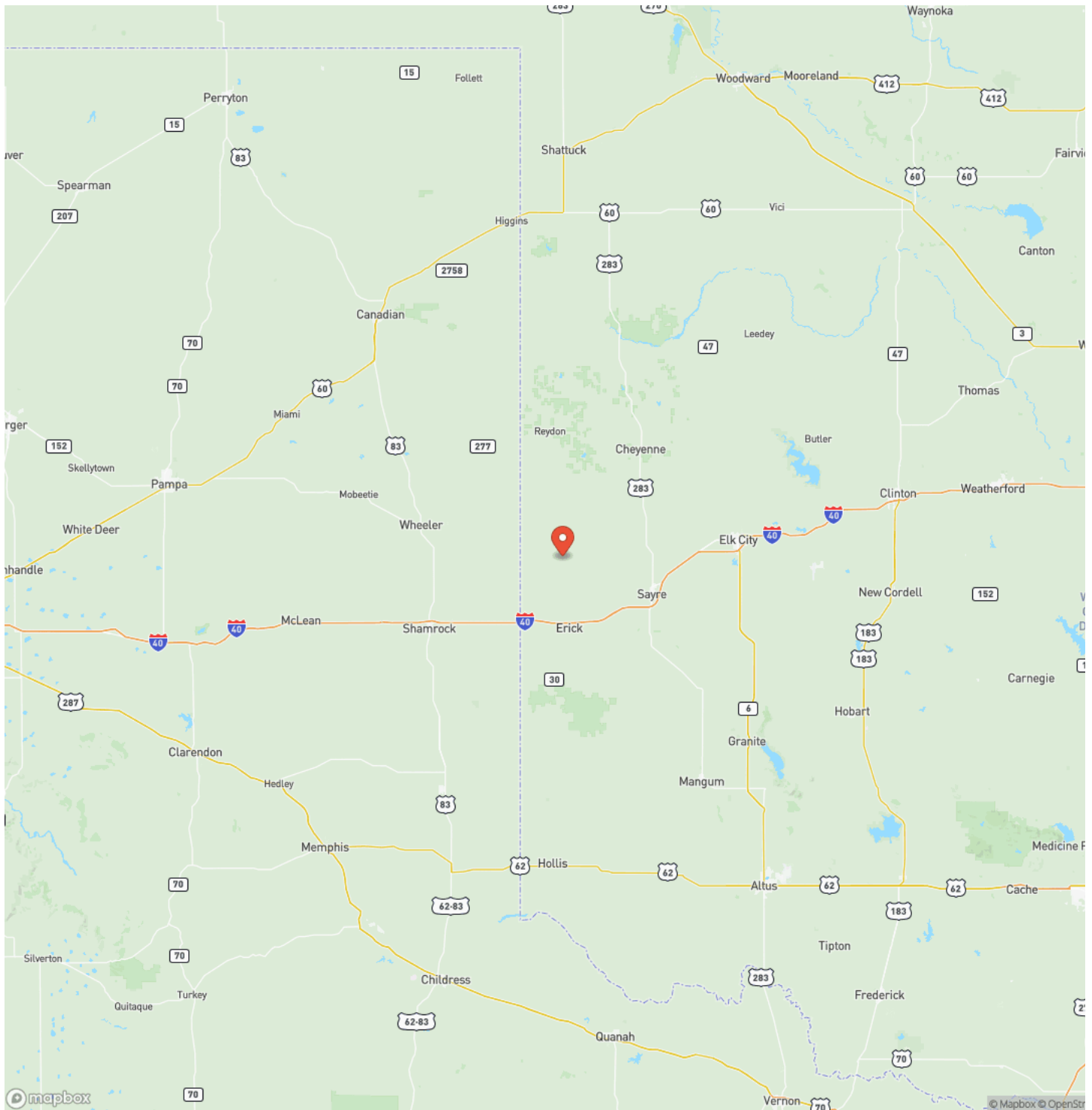
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Locator Map



Locator Map



Satellite Map



Buffalo Creek Ranch
Sweetwater, OK / Beckham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Percy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

NOTES

[illegible]

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.



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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