



BILL E. NEWMAN

REAL ESTATE LLC

REAL ESTATE BROKER & AUCTIONEER

ORIGINAL COOPER RANCH HEADQUARTERS

Historical recreational and irrigated ranch located 15 miles northwest of Woodward, Oklahoma or 2 miles northeast of Fort Supply, Oklahoma. 2.5 mile north of Fort Supply Lake, great fishing, and water sports in the Heart of The Oklahoma Panhandle. Great school at Fort Supply, K-12, in a small classroom atmosphere where your children can get a tremendous education. This ranch has great potential for depreciation from all the amenities. 917 total acres with 326 acres that is irrigated acres by center pivot irrigation. 4 irrigation wells each pumping 450 to 600 gpm. 239 acres to Bermuda Grass. Owner has sold in the past Bermuda Grass Sod, plus potential for water sales. Great hunting for White Tail Deer, Turkey, and Bob White Quail.

AMENITIES:

Beautiful Ranch home, 2 wood burning fireplaces, 3 bedrooms, 3 bathrooms, living room, dining room with fireplace, sunroom with fireplace, kitchen, 2 car attached garage, 3,675 sq. ft. (+-).

Hunting Lodge or bunk house, bedroom, kitchen, dining room - living room combination. 1,280 sq.ft. (+-)

3 phase electricity to all barns and shops.

Round Top Building with concrete floor. 100'X40' w/ overhead doors on both ends.

Steel straight wall shop with concrete floor, parts room, and 2- 12'X12' overhead doors. 60' X 40'.

Concrete Stucco over wood, former milk barn. Concrete floor with milk stanchions. 16'X23'.

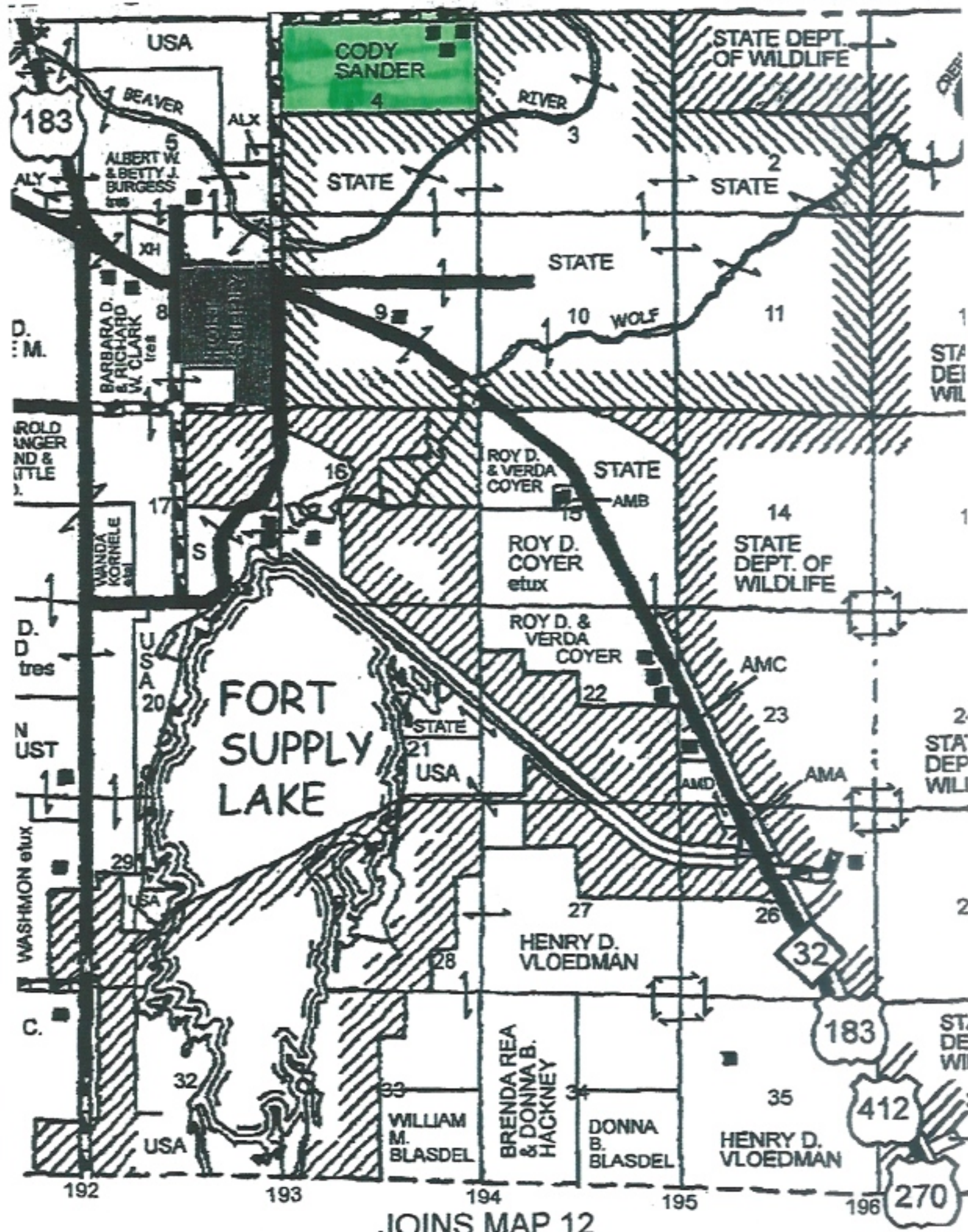
Open face Calving barn. Wood frame, dirt floor, north wall is railroad ties, metal covered. 53'X31'

15'X80'X40' Horse Barn. 15' open face lean to on south side of barn with pipe fencing, 8 stalls in barn, 3 feed rooms on concrete, large tack room on east end, overhead door on east end. 4ft. concrete stem wall with concrete cinder block above stem wall for exterior wall.

Road coming around ranch house to corrals and barns is concrete going to concrete loading dock for livestock. Steel load out tub to loading chute, with sweep gate going to processing area on concrete with hydraulic squeeze chute. Tremendous set of pipe corrals and holding pens.

HAVE TO SEE IT TO APPRECIATE IT

Price: \$4,750,000.00





ON  HUNT



USA

SANDER
CODY

2000

2000

EW 39 E0290 Rd

SANDER,CODY

N41934

N41930 Rd

Beaver River

3D

Hyb

43°

DEPARTMENT OF

36.59191, -99.55953

Elevation 1945 ft

PROPERTY TRST

2000 ft



Map Layers

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Untitled Map

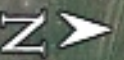
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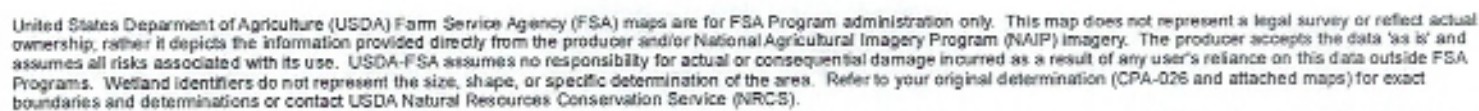
Legend

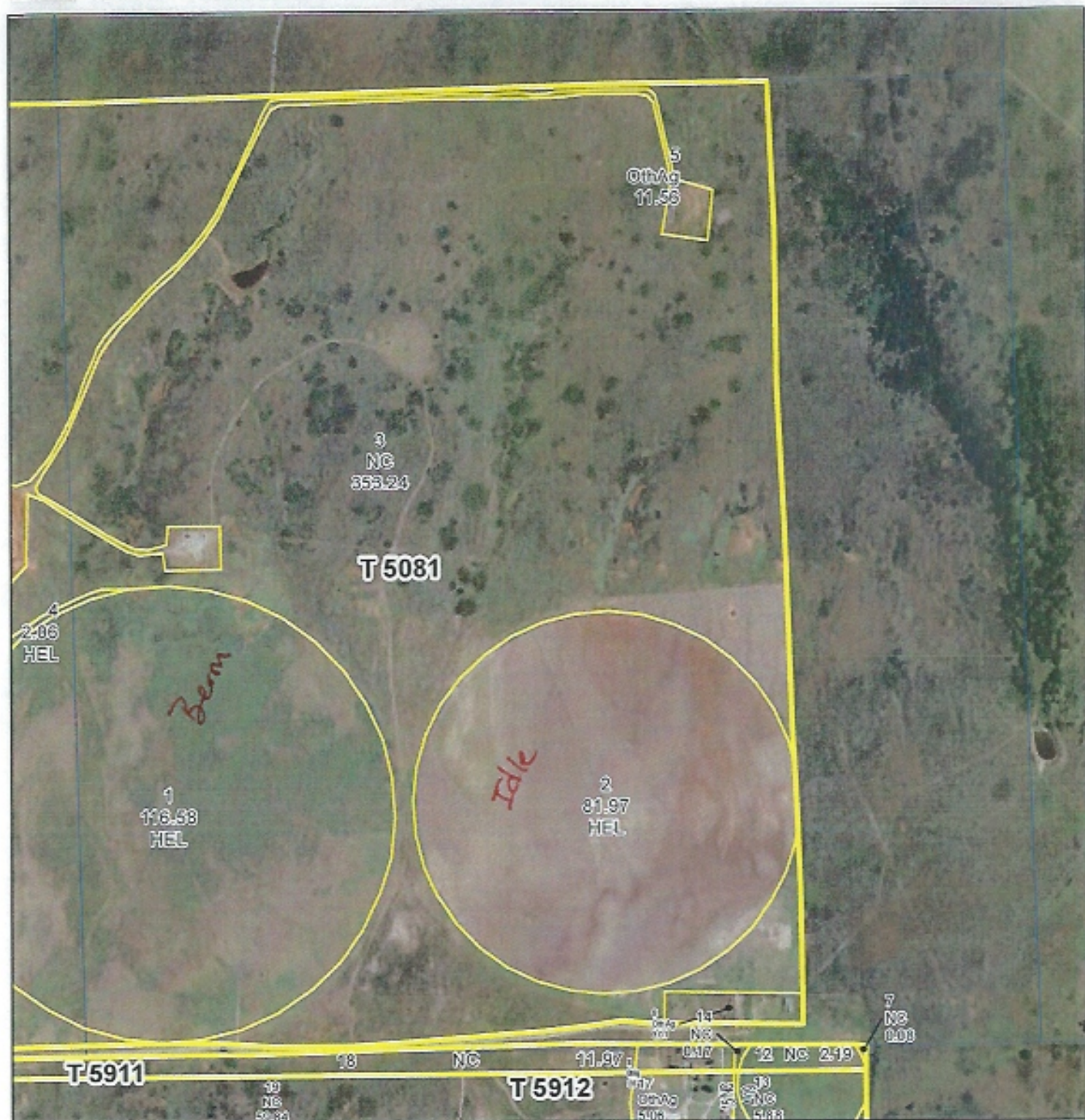
Google Earth

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300 ft







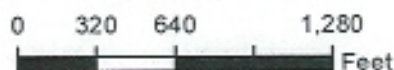
2021 Program Year

Map Created September 03, 2020

Farm 3707



Not to Scale



Wetlands

Wetland Determination Identifiers

● Restricted Use

 Restricted Use
 Limited Restrictions

Exempt from Conservation Compliance Provisions

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