

LAND AUCTION



966 AC± | 1 TRACT | WOODWARD CO, OK

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/27/24 | **AUCTION TIME:** 1 PM CT

LOCATION: HAMPTON INN, 2814 WILLIAMS AVENUE, WOODWARD, OK 73801

Universal-Recreational Tract along the Cimarron River Valley! Here's a ranch in a well-known area for Big Whitetail. It lies near the intersection of two massive drainages; Cimarron River and Buffalo Creek. You can just imagine the Indian encampments and expansive herds of Buffalo that used to roam this native grassland. The towering Cap-rock bluffs offer views that are unmatched in this part of the state. This elevated valley view is highlighted by a vast salt flat nearly two miles wide, a one-of-a-kind location.

The ranch has excellent fence, mostly new, with great water spread throughout. There's a solar well on the east side along with another well on the south side. It has a spring pond on the western side and a spring creek running the entire length of the property from north to south. The water wells and ponds will easily supplement a large cattle herd.

It has electric and county road frontage. This offers a buyer numerous locations for a country home-site, barndo, or cabin.

Recreational properties in Western Oklahoma typically consist of hunting only. Rarely is there an opportunity to own properties with both hunting and fishing. Specifically dependable and manageable fishing. The area just doesn't support reliable fishing ponds very often, much less "fishing lakes". The reason is; you'll have an excess of moisture for a couple years, filling-up small ponds, then a lack of moisture for a couple years which causes your pond to go dry. With that in mind; the ranch's best asset is a new Lake-Dam build.

A massive canyon splits the property from north to south. It has an extremely large amount of drainage, producing a very large amount of run-off water. This canyon and its finger-draws have numerous springs and seeps which are very rare. The "Spring-influenced" supplemental water will help support the lake during dry periods, easing the strain of those dryer months. The large dam was built halfway down the canyon to support a lake which is currently filling. Once full, it will be over 20' in depth. It will then back up, filling numerous draws and pockets for several hundred yards in multiple directions. If managed properly for trophy F1 Largemouth, owners could expect to catch bass over 10lbs within 4-5 years. Imagine managing your own lake for Trophy Bass, along with your own Trophy Whitetail herd in an area that regularly produces 180+ deer!

Believe it or not, there's an additional opportunity for a buyer to build a second dam and have two lakes! The second lake could be made large enough to water-ski on, there's that much drainage!

Besides trophy bucks and unmatched fishing, there's a lot of waterfowl in the area. Nearby ponds regularly produce limits of mallards and this lake will be no exception. The ranch is an absolute must-see.



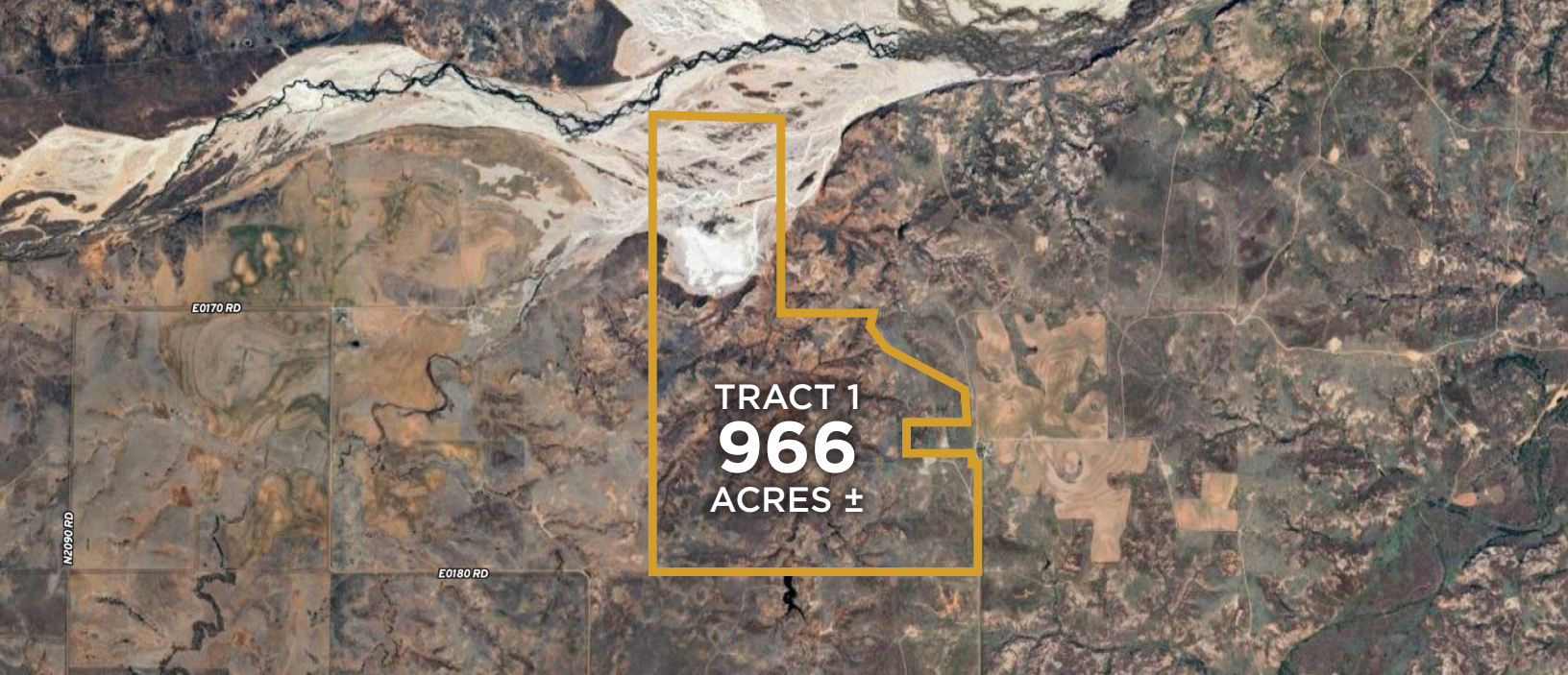
Deeded acres:	966± acres
Lease Status:	Open Tenancy for 2024 crop year
Possession:	Immediate possession subject to current tenants rights for 2023
Survey needed?:	No survey needed
Brief Legal:	966± acres located S33/34 T27N R19W and S3/4 T26N R19W in Woodward Co, OK
Lat/Lon:	36.755792, 99.233787
Zip Code:	73842

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Dean Anderson, OK Broker for Whitetail Properties Real Estate, LLC, OK Lic 159163
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Steve Purviance, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 580.571.7305



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