

Vista Ranch

320± acres | \$496,000 | Fay, Oklahoma | Blaine County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Vista Ranch

We are honored to have the exclusive listing on the 320± acre Vista Ranch located in Blaine County, Oklahoma. The property is 8.5 miles southeast of the town of Fay. This outstanding recreational, hunting, and cattle ranch is only 70 miles west of Oklahoma City. Access is provided by graded County Road 845, and the ranch is only one mile off blacktop.

Topography

The topography of the Vista Ranch is mostly rolling with a large wet weather creek running east and west through the center of the ranch.

There is a very dense canopy of cover over most of the ranch that provides great wildlife habitat. There is an excellent turf of grass on the property. Elevations on the ranch range from 1,670 ft. to 1,790 ft. draining to the wet weather creek in the center of the property.

The average annual rainfall for Fay, Oklahoma is approximately 30 inches.





Hunting • Wildlife • Recreation

Hunting on the Vista Ranch is outstanding with game species that include whitetail deer, dove, quail, turkey, hogs, coyotes, and bobcats. There has been very little hunting pressure on the ranch in recent years. There are two corn feeders, and one tree stand that will convey with the sale.





Water Features

Water on the ranch is provided by one solar water well and a fiberglass water trough.

















Improvements

The ranch is completely fenced with five-strand barbed wire, and the fences range from excellent to satisfactory. There is a 40 ft. sea container that will also convey with the sale.

Wind Energy Rights

All seller's owned wind energy rights will convey with the sale.



Price

\$496,000 • \$1,550 per acre

Broker Remarks

If you are in the market for an outstanding hunting, recreational, and cattle ranch in west central Oklahoma in close proximity to Oklahoma City (70 miles) please give the Vista Ranch your full consideration.

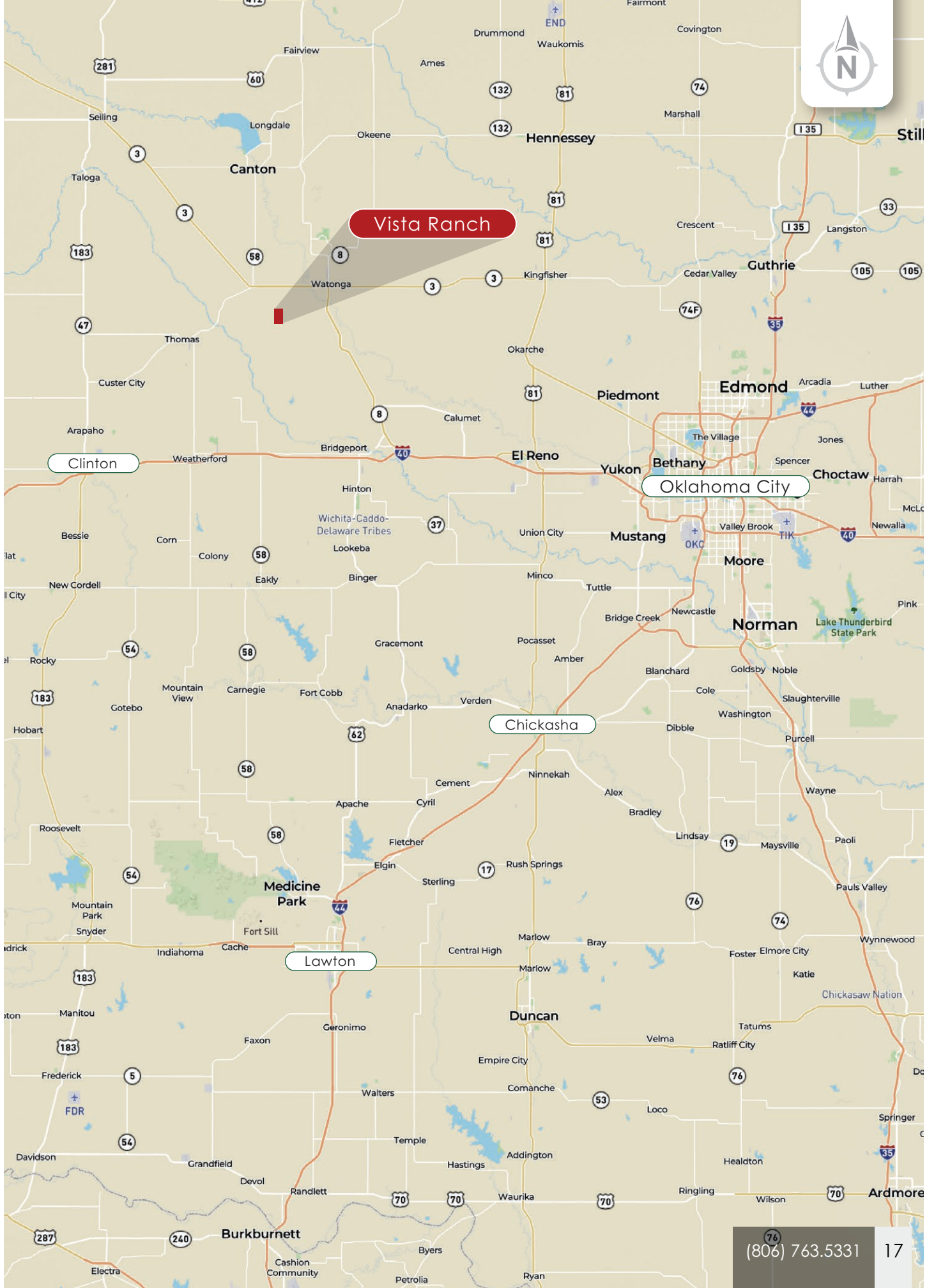
For more information or to schedule a showing,
please give Brendan Garrison a call at (806) 790-5900.







Vista Ranch





E0845 RD

E0845 RD

E0845 RD

E0845 RD

35.7830, -98.5306

E0845 RD



12

1700

1750

1750

13

Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Brendan Garrison

Associate Broker • TX
Real Estate Sales Agent • OK, KS

(806) 790.5900

brendan@csmansion.com



Vista Ranch

(806) 763.5331

chasmiddleton.com



YouTube

