



160 Acres of Prime Ranch Land for Sale – Grady County, Oklahoma

Discover this exceptional 160-acre cattle ranch, ideally located in Grady County, just minutes from Rush Springs, Marlow, and Central High, and a short 20-mile drive from Lawton, OK. This property is a rare opportunity for ranchers, investors, or anyone seeking wide open space with excellent accessibility and ready-to-use features.

Property Highlights:

- **Improved Bermuda Grass:** Approximately 140 acres planted with high-quality improved Bermuda, ideal for grazing or hay production.
- **Water Sources:** Five ponds—three of which are spring-fed—provide ample water for livestock. The property also features **two water wells**.
- **Fencing & Access:** New fencing installed along the north (E1570 Rd.) and east (N2770 Rd.) property lines. Two **gated entrances** ensure secure and convenient access.
- **Barn:** A practical **three-sided barn** is already in place for equipment or livestock shelter.
- **Home Sites:** Numerous scenic and build-ready locations throughout the property, offering peaceful countryside views with easy access to nearby highways.
- **Location:** ~9 miles west of Rush Springs, ~10 miles west of Marlow, ~10 miles from Central High, and ~20 miles east of Lawton.

Additional Info:

- **Broker Owned** – Property is owned by a licensed real estate broker with the Oklahoma Real Estate Commission.
- **Owner Financing:** Not available.

This land is well-suited for cattle operations, recreational use, or future residential development. Don't miss your chance to own this turn-key ranch property in a prime southern Oklahoma location.

For inquiries or to schedule a showing, contact us today! 580-641-3259