

Beaver County 150 Ranch

150± acres | \$150,000 | Beaver, Oklahoma | Beaver County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Beaver County 150 Ranch

Property Description

We are pleased to offer for sale the 150± acre Beaver County, Oklahoma ranch. This improved grass ranch is located in the Oklahoma Panhandle, about 2 miles north of the Texas state line.

Location

The Beaver County 150 Ranch is situated on paved highway EO320 (Truck Line Road), 18 miles south and 5 east of Beaver, Oklahoma, and 6.5 miles north and 5 east of Booker, Texas. The ranch has paved highway frontage on the north side of the property and is bounded by caliche County Road EO330 on the south.





Topography

The landscape is mostly level to gently sloping terrain. The ranch has a good cover of improved bluestem and mixed grasses. The property was once in farm ground and has productive soils that have been terraced to reduce rainfall runoff. The owner has been bailing hay on the ranch, and in 2021 produced 138 big square bales.



Improvements

There are no structural improvements on the property.
Three-phase electricity is available.

Water

There is an irrigation well on the property that has not been utilized in several years. The new owner could consider investigating its condition for future use.







Resources

This property is offered as surface only. There is one producing oil well on the property that is located about ½ mile south of the highway. All of the seller's wind energy generation rights will convey to the new owner.

Hunting • Wildlife • Recreation

Whitetail deer, dove, and Bobwhite quail are seen on the property.

Remarks

The Beaver County Ranch is being offered at \$1,000 per acre. This property has the potential for a rural homesite, a small farm, or a cattle operation. If you are in the market for a productive Oklahoma Panhandle ranch property of this size, this property should be seen.

For more information or to schedule a private showing, call Clint Robinson at (806) 786-3730





Beaver, OK

Beaver County
150 Ranch

OKLAHOMA
TEXAS

BEAVER COUNTY

OCHILTREE COUNTY

LIPSCOMB COUNTY

Perryton, TX



0771N1440

HOLLOW1440

HOLLOW1440

HOLLOW1440

HOLLOW1440

HOLLOW1440

HOLLOW1440

0771N1440

36.5358, -100.4264



2736

2753

2750

Gas Well

24

786

2770

2786

2744

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Clint Robinson

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Scan QR Code for more details on the Beaver County 150 Ranch on chasmiddleton.com.

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