



TEXAS COUNTY GRASS RANCH

GUYMON, OKLAHOMA | 5,110 ACRES | \$5,110,000

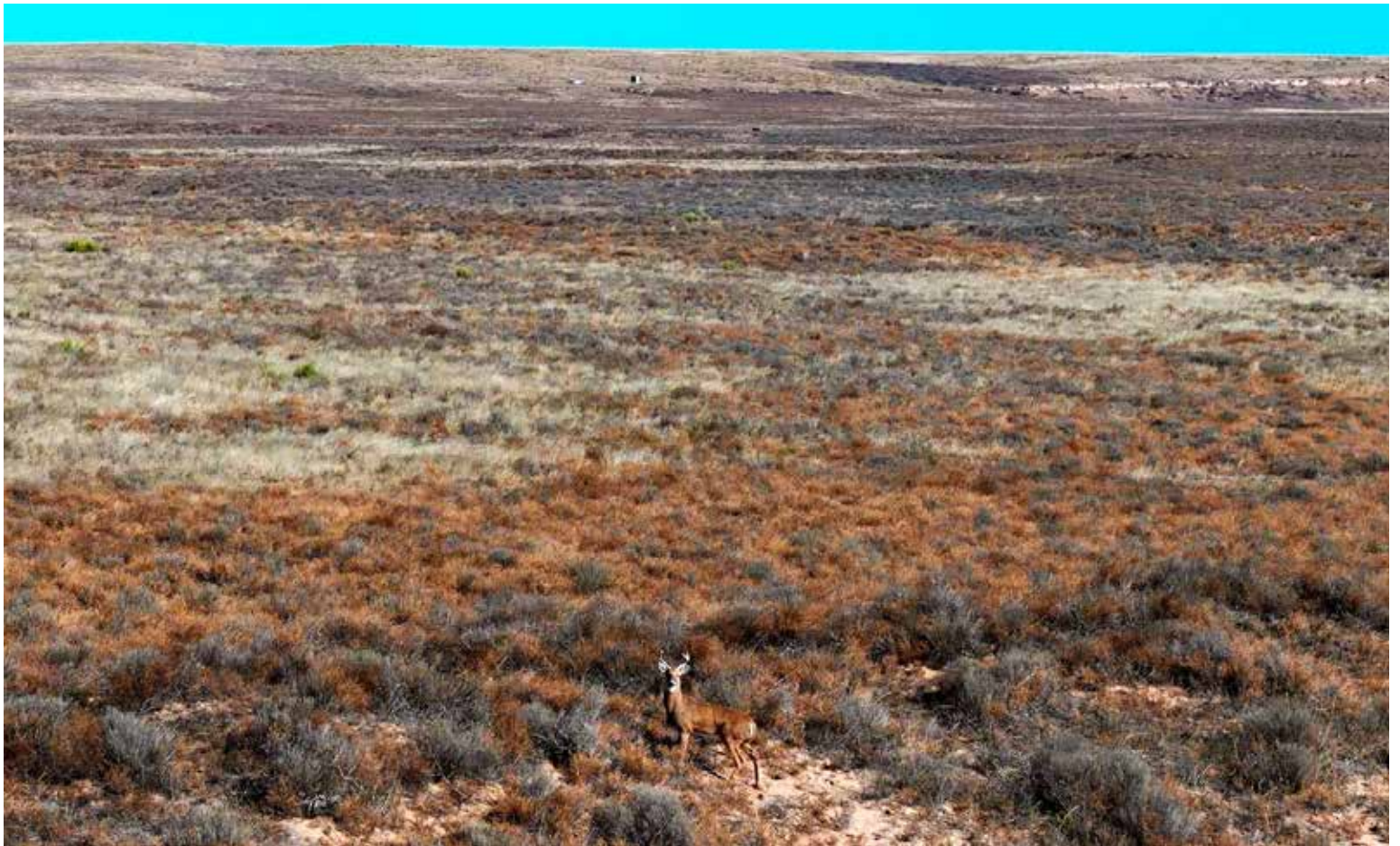
Situated in the heart of the north-central Oklahoma Panhandle, the expansive Texas County Grass Ranch spans approximately 5,110 acres, offering a unique and outstanding opportunity for cattle ranching. This well-maintained property comes fully fenced and expertly watered, making it ready to support your cattle operation—whether focused on cow/calf or yearling production—right from the start.

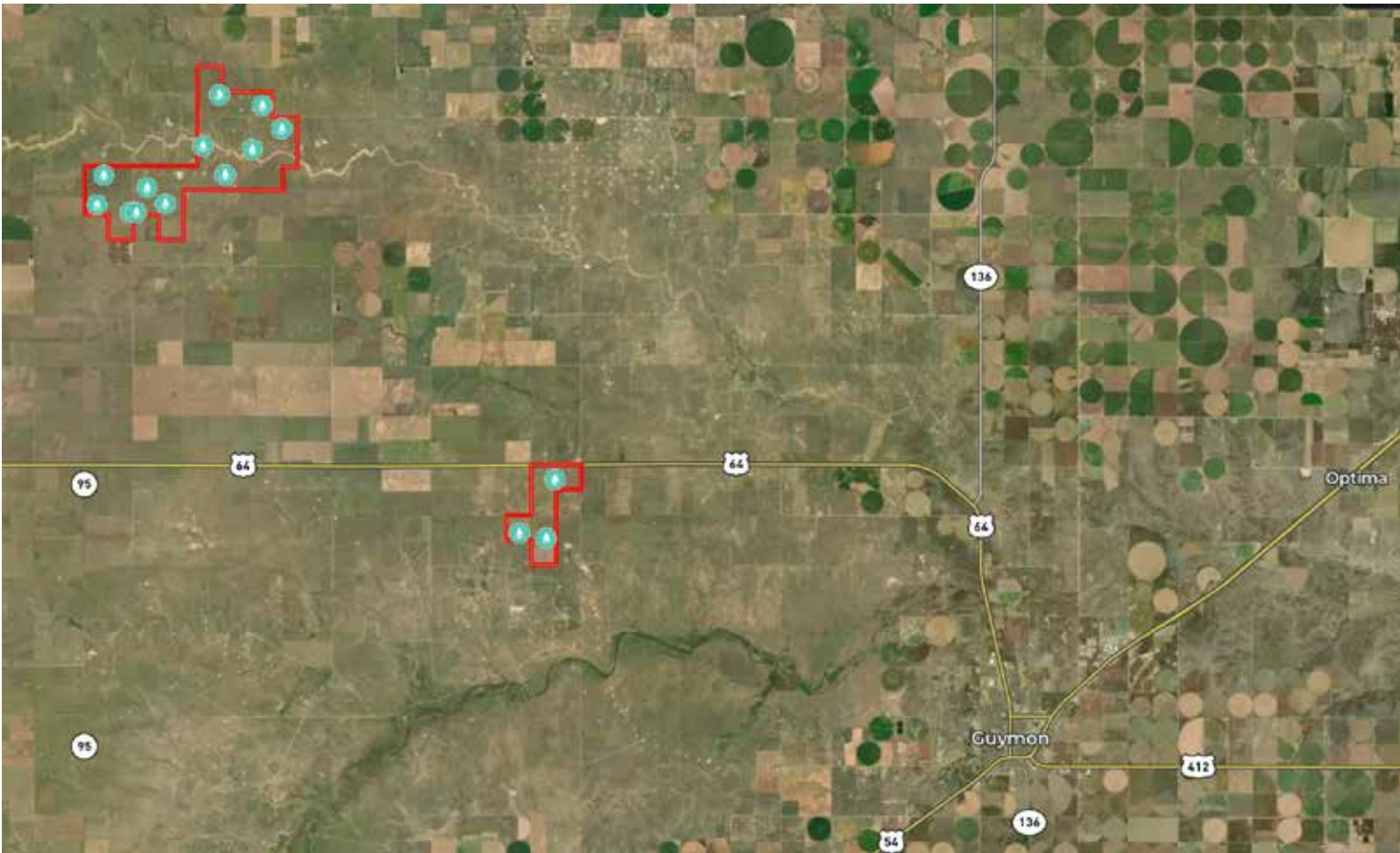
At the heart of Texas County lies Guymon, a vibrant community that serves as the hub of the Oklahoma Panhandle. Home to over 20,000 residents, Guymon provides a welcoming atmosphere with all the amenities needed to support ranch life. Local agricultural producers have access to numerous agribusinesses for supplies and services, along with a variety of shops, schools, and financial institutions. The area enjoys a mild, agreeable climate with around 18 inches of rainfall annually, supporting healthy forage growth. Just a short drive away, the town of Goodwell is home to a local four-year college, adding an educational anchor to the region.

The Texas County Ranch encompasses approximately 5,110 acres across two main parcels. The largest section spans 4,150 +/- acres and is located roughly 24 miles northwest of Guymon, Oklahoma. This parcel features four expansive pastures, primarily covered with hardy native grasses like grama and buffalo, which are ideal for grazing. The property has seen significant improvements under the current owner, including newly installed perimeter fencing that reinforces the land's security and utility. Efficiently watered with six solar-powered wells and two submersible pumps, the pastures provide ample resources to support livestock year-round. The diverse topography includes gentle draws and lower elevations, offering natural shelter during the winter months. Adding to the land's character, nearly 2.5 miles of the seasonal Goff Creek meander through the property, providing a serene, natural water feature that enhances the landscape's appeal.

The ranch also includes a comfortable 1,200-square-foot two-bedroom one bath home, well-suited for a ranch manager or family, along with a set of pens and a sturdy barn, offering a fully equipped base for ranch operations.







A BRAND YOU CAN TRUST



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