



## BAGGERLY CLEAR CREEK RANCH

BEAVER, OKLAHOMA | 2,080 ACRES | \$2,912,000

The Baggerly Clear Creek Ranch presents a rare opportunity to acquire a time-tested, multi-generational cattle operation in the heart of Oklahoma's productive Panhandle. Spanning 2,080 ± deeded acres, along with an additional 160 ± acres of state lease, this legacy holding offers the essential ingredients of a successful working ranch: strong native grass pastures, dependable live water, and excellent year-round access. Whether your vision includes running cattle, pursuing upland game, or establishing a lasting family legacy in one of the West's most respected ranching regions, this property delivers. Ranches of this quality, stewarded by the same family for more than 75 years, seldom come to market.

This 75-year legacy ranch is situated in the heart of the productive Oklahoma Panhandle, in south-central Beaver County. The property sits just 15 minutes south of the town of Beaver and offers excellent access via well-maintained, all-weather county roads on three sides.

Beaver County's economy is deeply rooted in wheat and cattle production. The county seat, Beaver (population approximately 5,000), offers a strong agricultural infrastructure, including a well-attended weekly livestock auction, banking services, shopping, a grain elevator, and a full range of ag-related businesses.

For additional amenities, Liberal, Kansas, and Perryton, Texas, each approximately 40 minutes away that provide expanded shopping, dining, healthcare services, and access to a regional airport.







## PROPERTY DETAILS

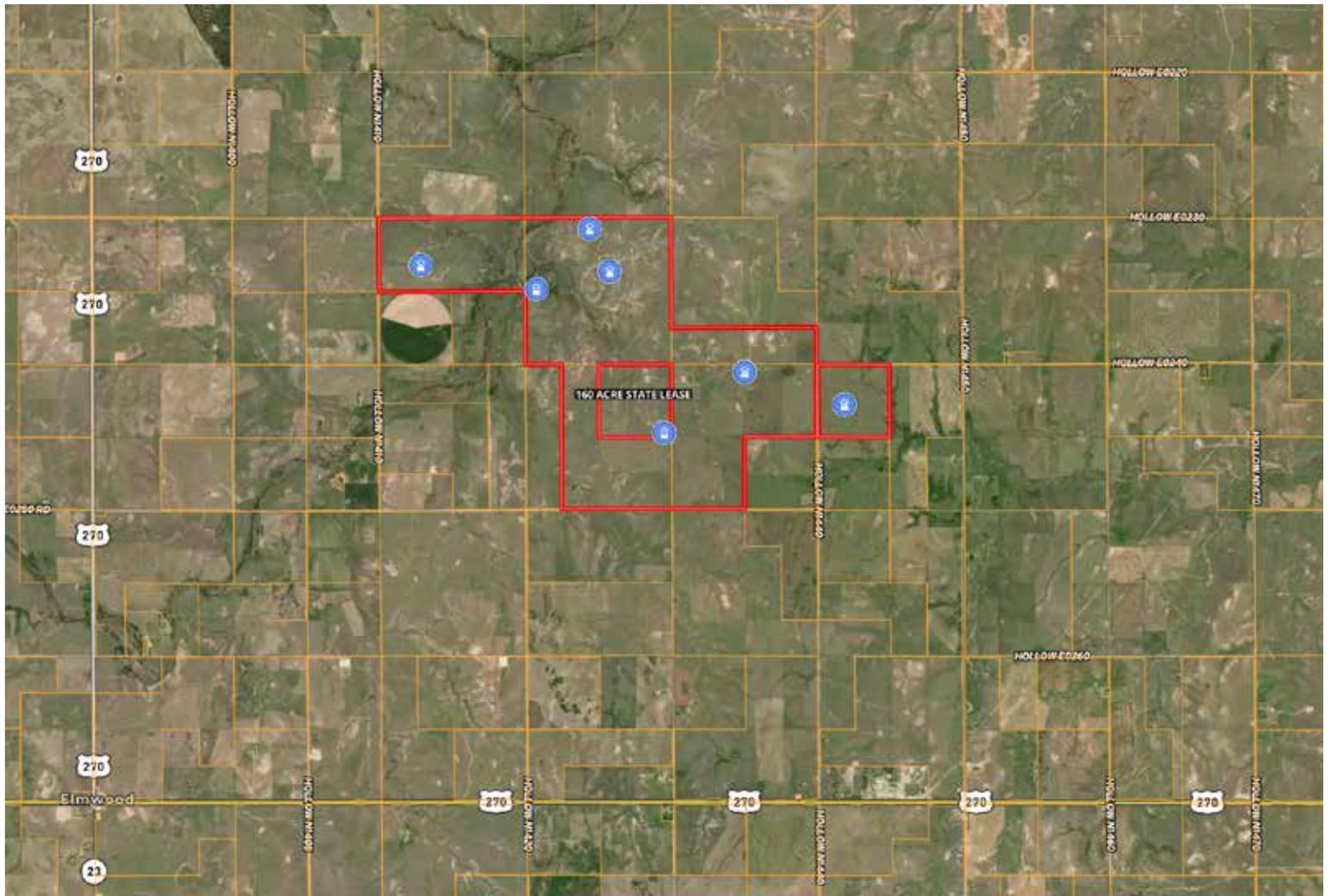
The ranch is a productive cattle operation anchored by healthy native grasses, including Buffalo, Blue Grama, and Little Bluestem, providing excellent forage throughout the grazing season. Clear Creek traverses approximately one-half mile of the property, supplying reliable, year-round live water for livestock and wildlife alike. The creek corridor is lined with mature Cottonwood and Elm trees, offering natural shade and attractive habitat.

Under normal rainfall conditions and responsible management, the ranch can support approximately 60 cow/calf pairs or 250 yearlings during the summer grazing season.

Beyond its agricultural strengths, the ranch offers appealing recreational opportunities. Whitetail deer and quail are regularly found on the property, and ponds along Clear Creek provide bass fishing.

## SUMMARY

The Baggerly Clear Creek Ranch represents a rare chance to own a proven, well-balanced ranch that has remained in the same family for more than seven decades. With solid carrying capacity, live water, quality habitat, and a strong agricultural foundation, this is the kind of legacy property that rarely becomes available.



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