

A wide-angle photograph of a vast, flat grassland under a clear blue sky. The foreground is filled with dry, golden-brown grass. The horizon is a straight line in the distance.

OKLAHOMA PANHANDLE GRASS RANCH

GUYMON, TEXAS | 320 ACRES | \$700,000

Set in the wide-open landscapes of the Oklahoma Panhandle, this 320-acre grass ranch sits roughly 15 miles northwest of Guymon in northwest Texas County. Access is convenient and reliable, located just north of Highway 64 on County Road 22, with paved frontage along the entire east side of the property. The ranch features two homes, each supported by its own water well, making it ideal for multi-generational living, employee housing, or rental income potential. With strong native grasses and excellent location this property is perfectly suited for cattle, horses, or a peaceful country lifestyle.

Situated in the heart of northwestern Texas County, the ranch is only 15–20 minutes from Guymon, the county seat with a population of around 12,000. Guymon provides shopping, quality restaurants, banking, agricultural services, golf, the well-known Pioneer Days Rodeo, excellent schools, and a full-service hospital. Oklahoma Panhandle State University, a four-year college, is located nearby in Goodwell. Additional agricultural businesses and a successful livestock auction are close by in Texhoma, making this an ideal location for anyone involved in ranching or ag operations.



PROPERTY HIGHLIGHTS

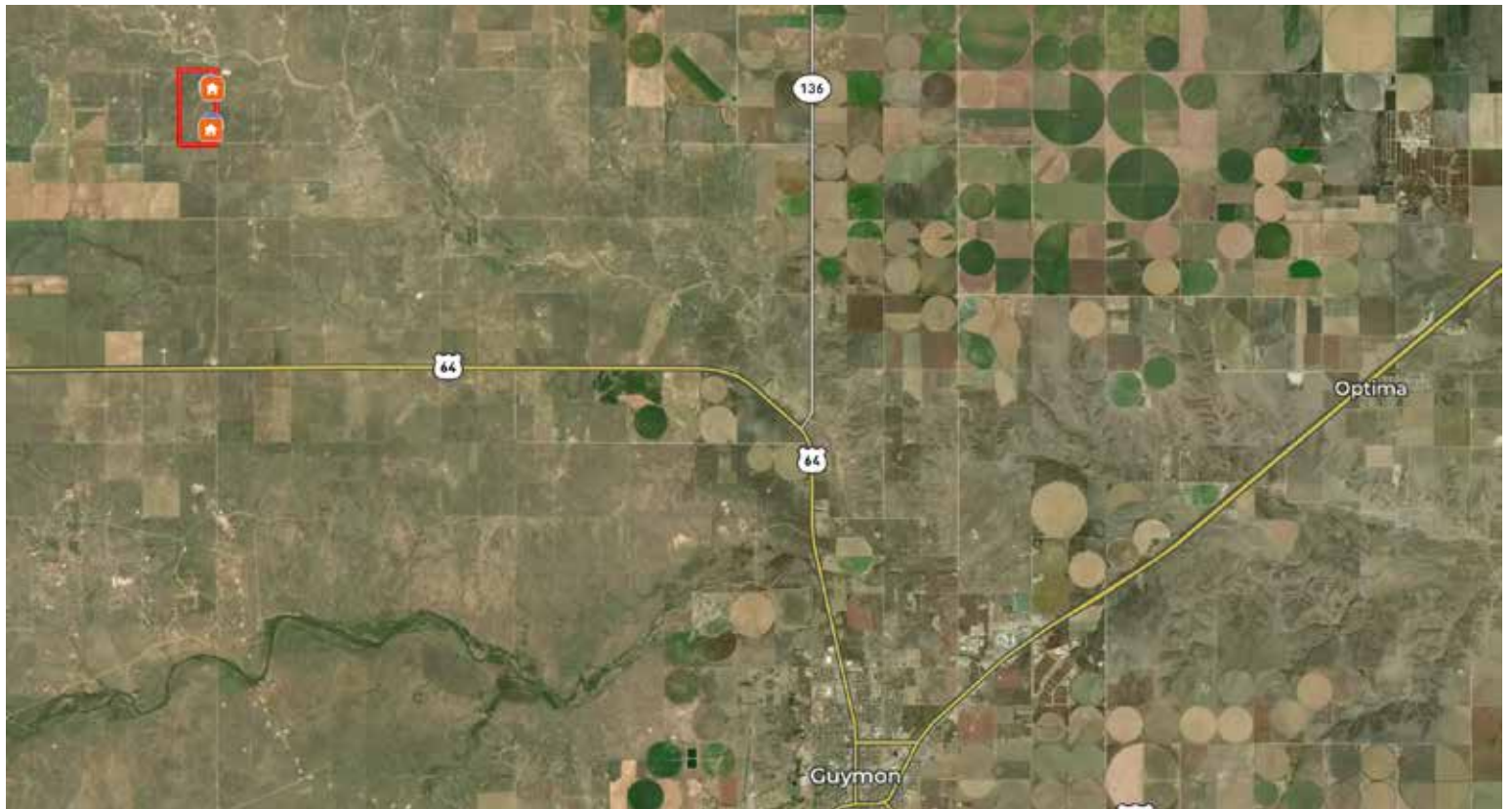
- **High-Quality Native Grass:** The ranch sits in a productive agricultural region known for cattle, wheat, milo, and corn. Thick stands of buffalo grass, grama grass, and little bluestem create an excellent base for running livestock.
- **Two Residences on the Property:**
 - South Quarter: A 1,500 sq ft home built in the 1960s with a one-car attached garage. While this home requires repair and updates, it offers solid potential as a rental, employee house, or renovation project.
 - North Quarter: A 2,000 sq ft move-in-ready ranch-style home built in 2016. This partially rock exterior home includes a two-car attached garage, three bedrooms, one full bath, and a ¾ bath featuring a walk-in shower.
- **Interior Features of Newer Home:** Generous closet space throughout, warm Saltillo tile in the kitchen and two living areas, beautiful rock wood-burning fireplace, granite kitchen countertops, and welcoming décor.
- **Outdoor Enjoyment:** The newer home faces west, offering stunning, unobstructed views of the Panhandle's colorful sunsets—best enjoyed from the kitchen windows or the covered patio.
- **Water Access:** Each home is serviced by its own private water well, supporting both residential use and livestock needs.

SUMMARY

The Oklahoma Panhandle Grass Ranch offers the ideal blend of country tranquility and convenient access. With 320 acres of productive native grasses, two homes, and a location just minutes from Guyton and Goodwell, it's a perfect setting to run a few cows or horses, raise a family, or enjoy a quiet rural lifestyle. Peace, privacy, and functionality come together in a property that's ready for its next chapter.







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