

Peeples Ranch

1,560± acres | \$1,700,400 | Mangum, Oklahoma | Harmon County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Peeples Ranch

We are honored to have been chosen as the exclusive brokers for the marketing of the Peeples Ranch. The approximately 1,560± acre ranch is located in Harmon County, Oklahoma just west of Mangum, Oklahoma.

This unique property offers a great cattle and hunting ranch combination, it is just a short distance north of the Salt Fork of the Red River. The ranch has excellent grass in the mesquite flats and the canyon bottoms. Cave Creek runs through the property as well as many other draws that drain water to the river and offer great habitat for wildlife and excellent grazing for cattle. The draws are lined with hardwoods and offer safe travel for the abundance of wildlife that are native to this area of southwest Oklahoma. The ranch is well watered and has good strong grass for the cattle. This is a family ranch that has been in the family since the 1950's!



Location

The Peeples Ranch is located in Harmon County, Oklahoma 16 miles west of Mangum, Oklahoma just south of Highway 9. The ranch is accessed by CR - N1780 and has an abundance of frontage along CR - N1780. The ranch is approximately 1/2 mile north of the Salt Fork of the Red River. The property is 165 miles from Oklahoma City and 130 miles from Amarillo, Texas.







Topography

The property, which is in southwest Oklahoma is gently rolling with a few mesquite flats. It has several draws that are lined with nice hardwoods such as Cottonwood, Hackberry, Elm and Mesquite. It has native grasses such as buffalograss, blue grama, sideoats grama and other species. The draws which all drain to the Salt Fork of the Red River, add beauty and also great travel trails for the wildlife that are native to this part of SW Oklahoma. They also have pockets of water in them during certain times of the year depending on the weather.



Water Features

The Peeples Ranch is considered well watered with:

- 7 earth tanks
 - 1 windmill
-











Recreation • Hunting

The Peeples Ranch is an excellent hunting ranch with the ideal habitat for whitetail deer, turkey, quail, and dove. There are great trees in the draws for bow stands and blinds that will give every hunter the opportunity to experience the abundance of wildlife that is native to this area. The deer hunting is excellent in this area with the location being so close to the river and the habitat that it has to offer. There are also turkey, dove, and quail for the bird hunter. The tanks that are located on the ranch offer great dove hunting and some duck hunting opportunities. There is something for every outdoor enthusiast to enjoy on the ranch.









Resources

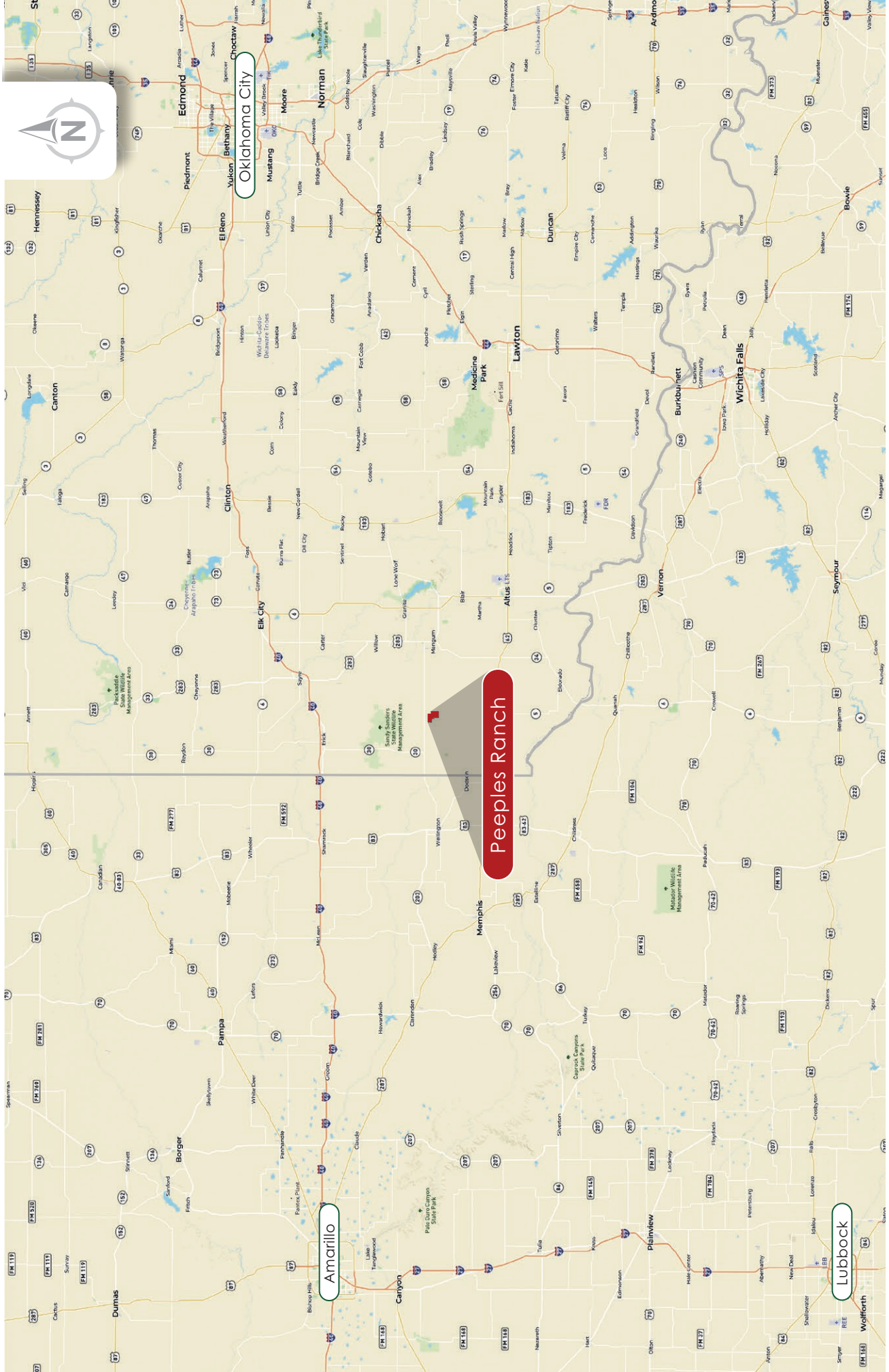
There will be no reservations regarding alternative energy production, such as wind and solar energy.

Broker Remarks

The Peeples Ranch is an opportunity to own a southwest Oklahoma ranch that is income producing and a great hunting ranch. The ranch has several opportunities to increase the cattle production and enhance the wildlife habitat. The Peeples Ranch has been in the Peeples family since the 1950's and is a unique piece of property that rarely comes up for sale in this part of southwest Oklahoma. The ranch is reasonably priced at \$1,090 per acre!

Please call Dane Mount at (940) 839.6247 or Brendan Garrison at (806) 790-5900 to schedule your private showing!!



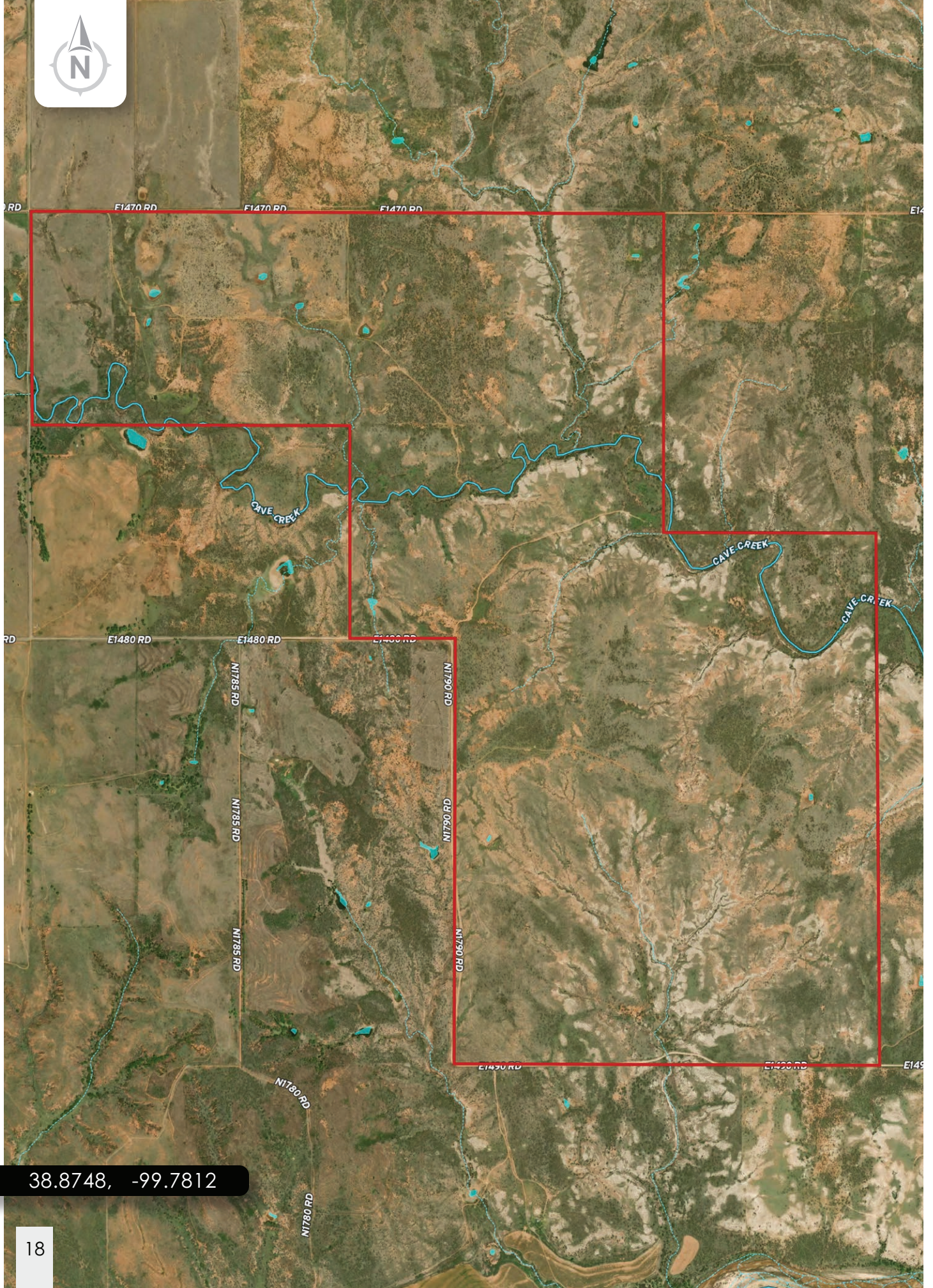


Oklahoma City

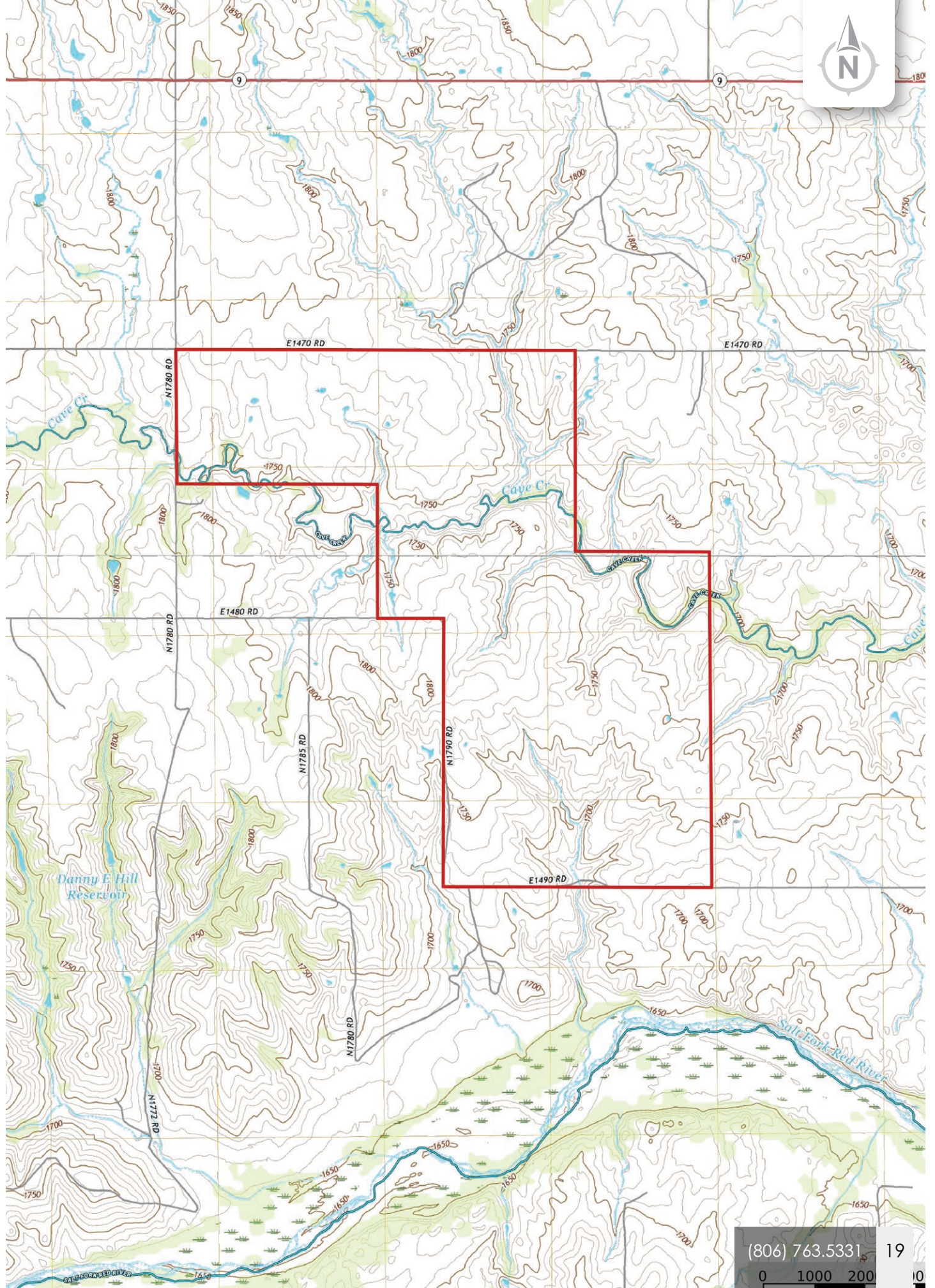
Peeples Ranch

Amarillo

Lubbock



38.8748, -99.7812



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YouTube

