

NEW



Beaver River Grassland

480 +/- Acres (\$1,563/acre) | Texas County, OK | \$750,000



ADDRESS

0000 S Hwy 95
Texhoma, OK 73949

LOCATION

N/A

PROPERTY SUMMARY

Beaver River Grassland is a 480-acre contiguous ranch in Texas County, Oklahoma, just north of Texhoma and the Texas state line. The Beaver River crosses the ranch, adding grazing value, wildlife habitat, and classic Oklahoma Panhandle character. The area receives about 20 inches of rainfall annually, with river flow depending on weather and rainfall. Native buffalo grass and blue grama provide quality grazing. Sand plum thickets, cottonwoods, and American elms offer additional wildlife cover. The ranch is well-fenced with multiple gated access points for livestock and management. A functioning windmill provides reliable water when the river is not flowing. Wildlife sightings include pheasant, whitetail deer, mule deer, and elk.

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