

Clearwater Ranch
77450 Harmon Rd
Nash, OK 73761

\$3,500,000
640± Acres
Grant County



Clearwater Ranch
Nash, OK / Grant County

SUMMARY

Address

77450 Harmon Rd

City, State Zip

Nash, OK 73761

County

Grant County

Type

Hunting Land, Recreational Land, Ranches

Latitude / Longitude

36.767105 / -98.065826

Taxes (Annually)

\$5,119

Bedrooms / Bathrooms

3 / 3

Acreage

640

Price

\$3,500,000

Property Website

<https://www.saltplainsproperties.com/property/clearwater-ranch-/grant/oklahoma/106889/>



PROPERTY DESCRIPTION

Welcome to Clearwater Ranch - an exceptional 640± acre ranch that offers the perfect blend of recreation, hunting, livestock functionality, and turnkey improvements.

This property is a true gem, featuring beautiful rolling pastureland, multiple stocked ponds, outstanding water infrastructure, and a setup designed for both enjoyment and productivity. Whether you are an outdoorsman, cattle producer, horse enthusiast, or someone simply looking for a premier country property, Clearwater Ranch checks all the boxes.

In addition to its ranching capabilities, Clearwater Ranch offers outstanding hunting opportunities. The ranch supports excellent populations of whitetail deer and Rio Grande turkey, with the combination of water, native grasses, scattered cover, and natural travel corridors creating ideal habitat for wildlife throughout the property. The abundance of water and well-maintained habitat help make this ranch a year-round destination for both recreation and hunting.

Water is one of the standout features of the ranch. The property is equipped with 12 solar wells that help feed and maintain the ponds located throughout the ranch, creating reliable year-round water sources for both livestock and wildlife. Several of the ponds are stocked with bass and catfish, offering excellent private fishing opportunities right out your back door.

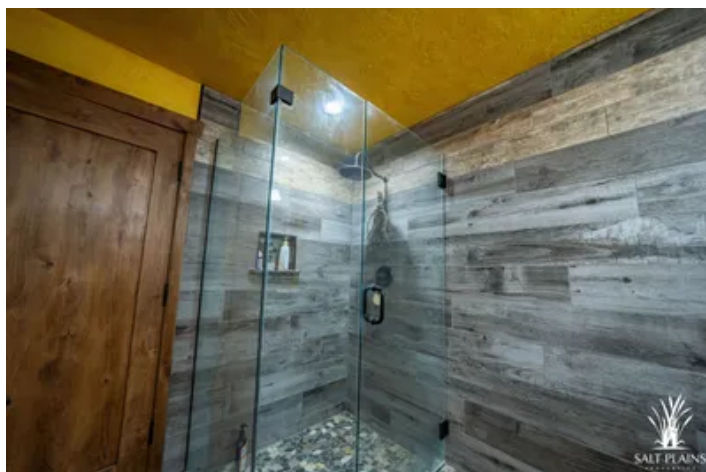
The ranch is fully cross-fenced and well laid out for rotational grazing and livestock management, while still maintaining an attractive recreational appeal. The combination of water, native grasses, and open pasture creates a highly usable and functional ranch setup.

At the center of the property sits a beautifully renovated 2,100 square foot home featuring 3 bedrooms and 3 bathrooms. The home has been thoughtfully updated and offers a clean, comfortable ranch-style atmosphere that is ready to enjoy immediately.

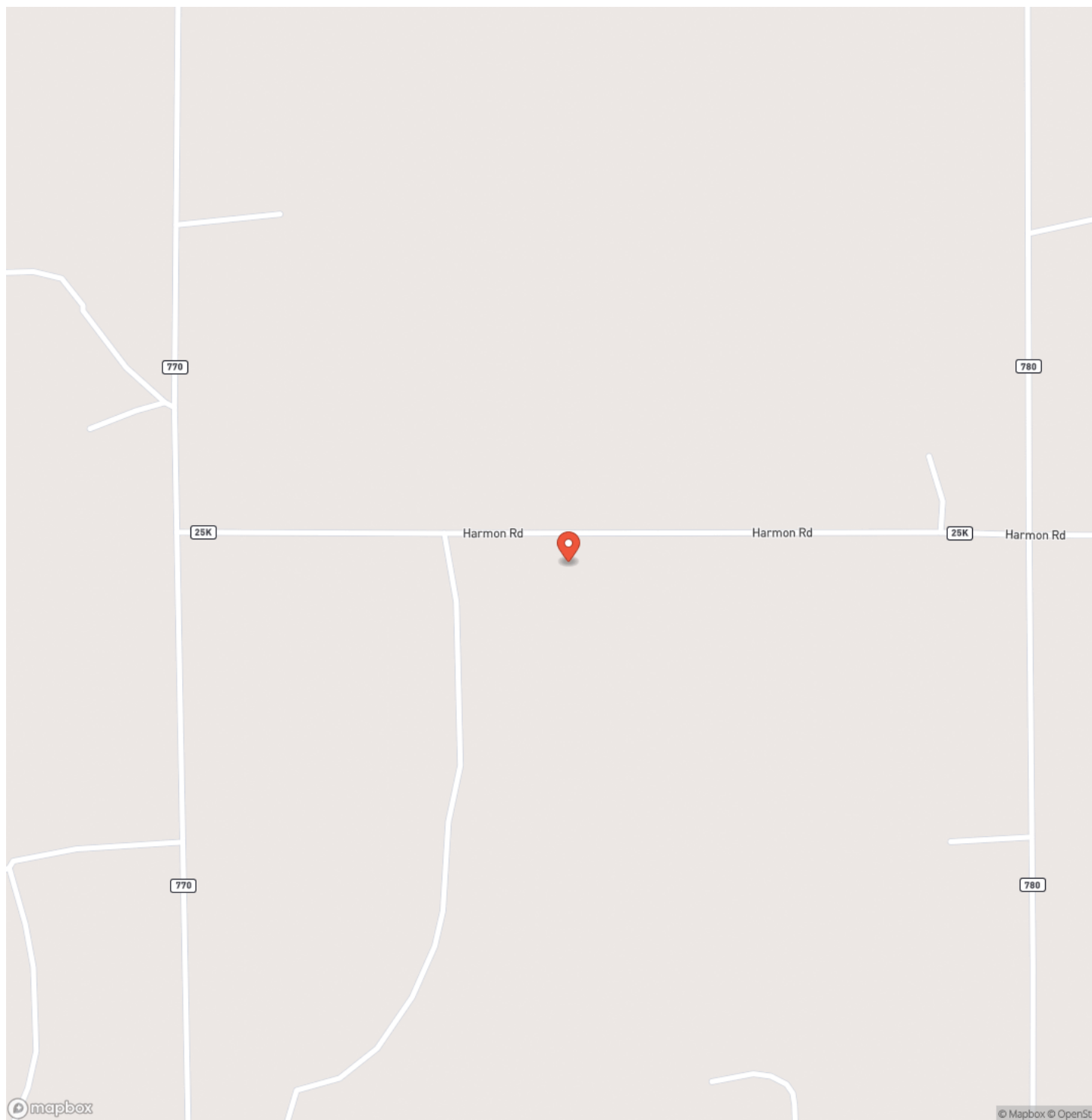
The improvements throughout the ranch are extensive and designed with functionality in mind. In addition to the impressive 40x60 spray foam insulated shop, the property also features multiple additional shops and loafing sheds that provide ample room for equipment storage, ranch operations, horses, recreational gear, and livestock needs.

Clearwater Ranch is the kind of property that is increasingly difficult to find - a ranch that is equally suited for recreation, hunting, cattle operations, horses, fishing, and full-time country living. With outstanding improvements, exceptional water resources, and a highly functional layout, this ranch is truly ready to be enjoyed from day one.

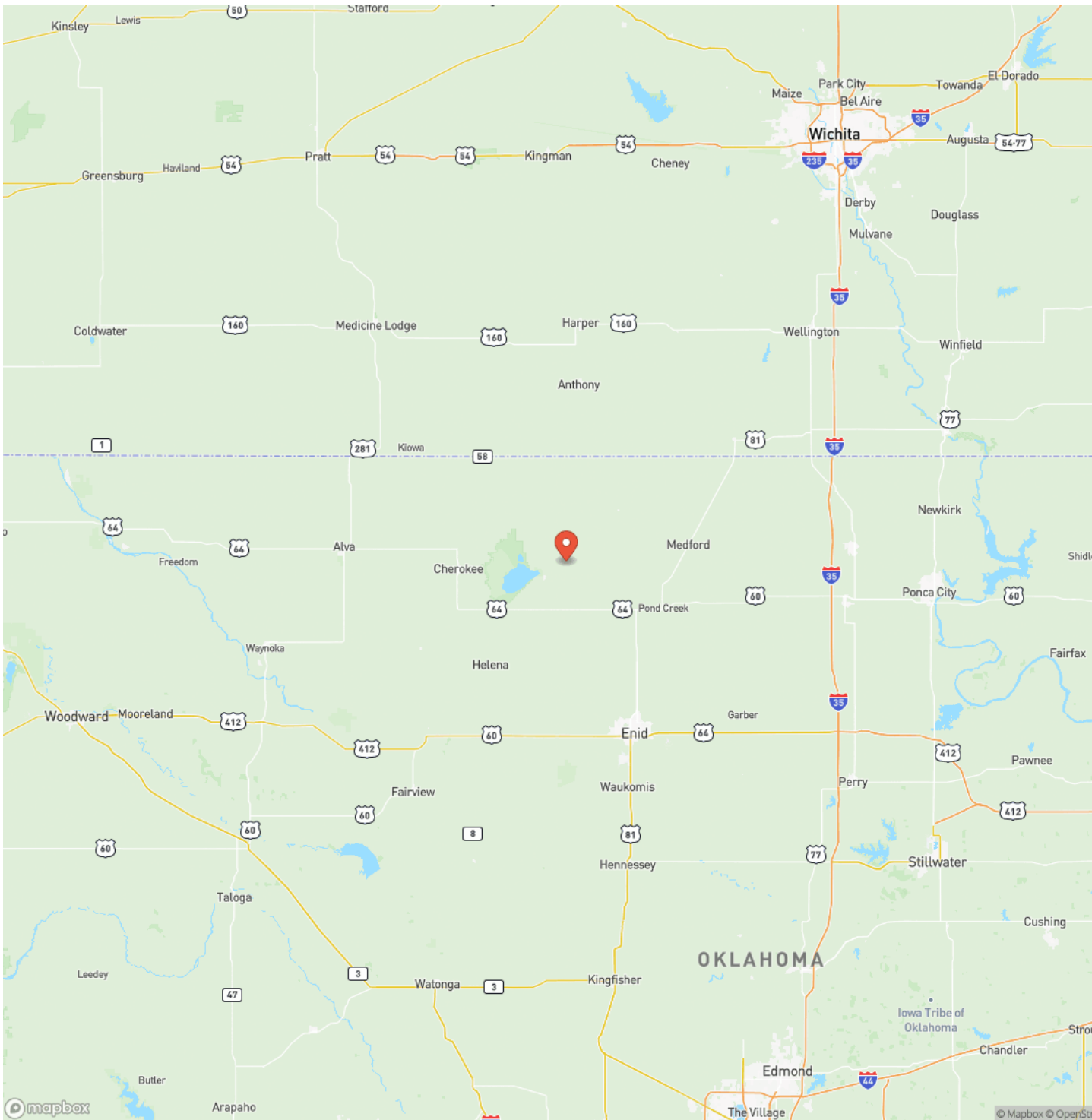
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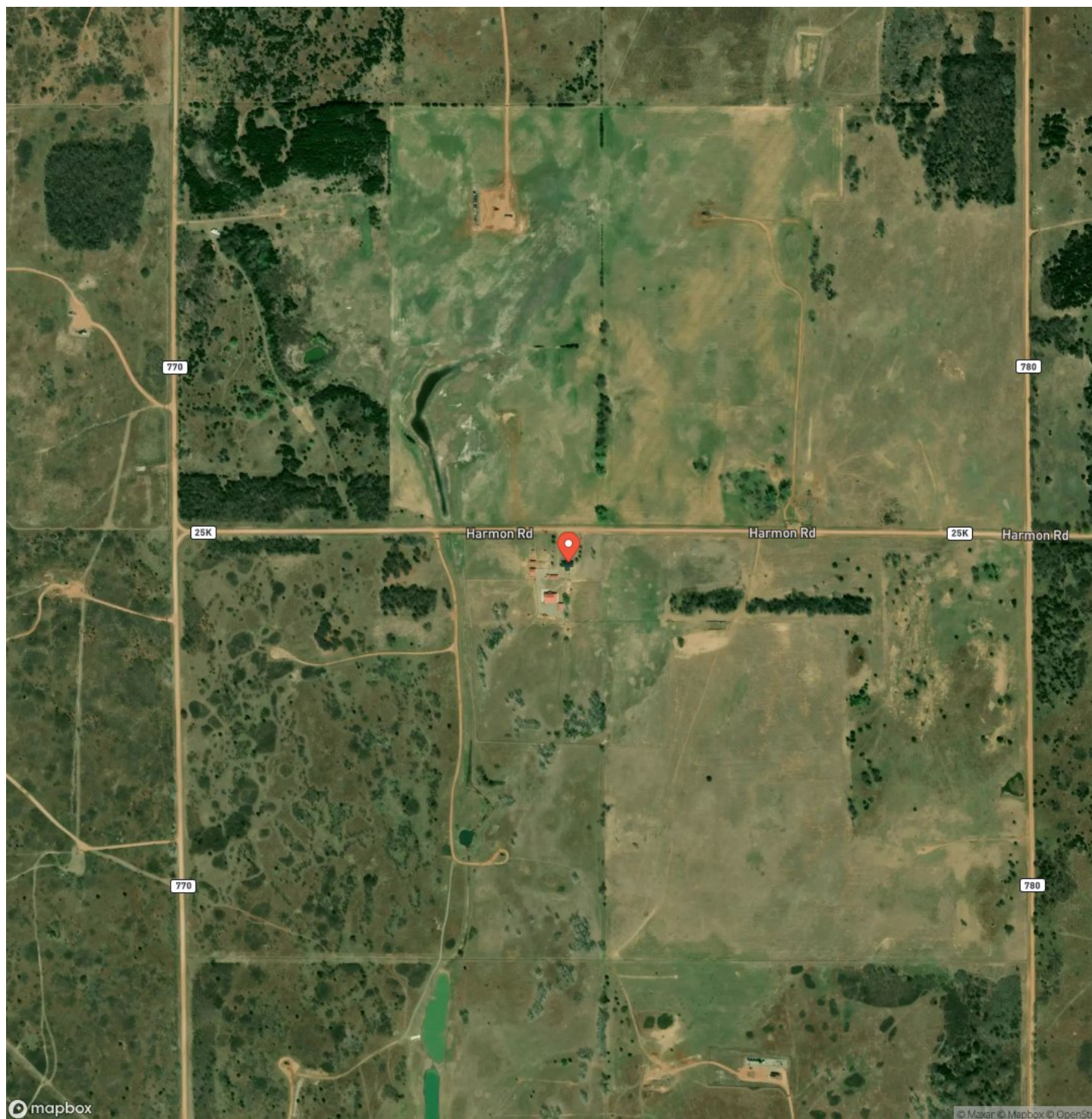
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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<https://www.saltplainsproperties.com/>

DISCLAIMERS

A proof of funds letter or lender pre-approval letter must be provided before any property showings will be scheduled.



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