

Vici  
61995 Southeast County Road 203  
Vici, OK 73858

**\$3,300,000**  
960± Acres  
Ellis County





**Vici**  
**Vici, OK / Ellis County**

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**SUMMARY**

**Address**

61995 Southeast County Road 203

**City, State Zip**

Vici, OK 73858

**County**

Ellis County

**Type**

Recreational Land

**Latitude / Longitude**

36.12836 / -99.38659

**Dwelling Square Feet**

3040

**Bedrooms / Bathrooms**

2 / 2.5

**Acreage**

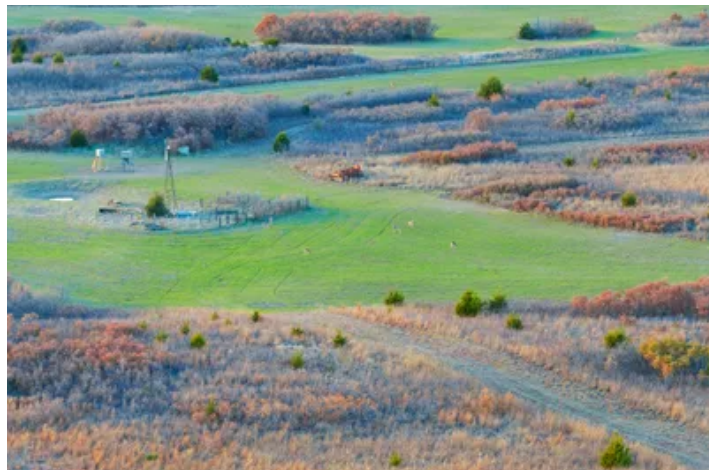
960

**Price**

\$3,300,000

**Property Website**

<https://g7ranches.com/property/vici-ellis-oklahoma/74616/>



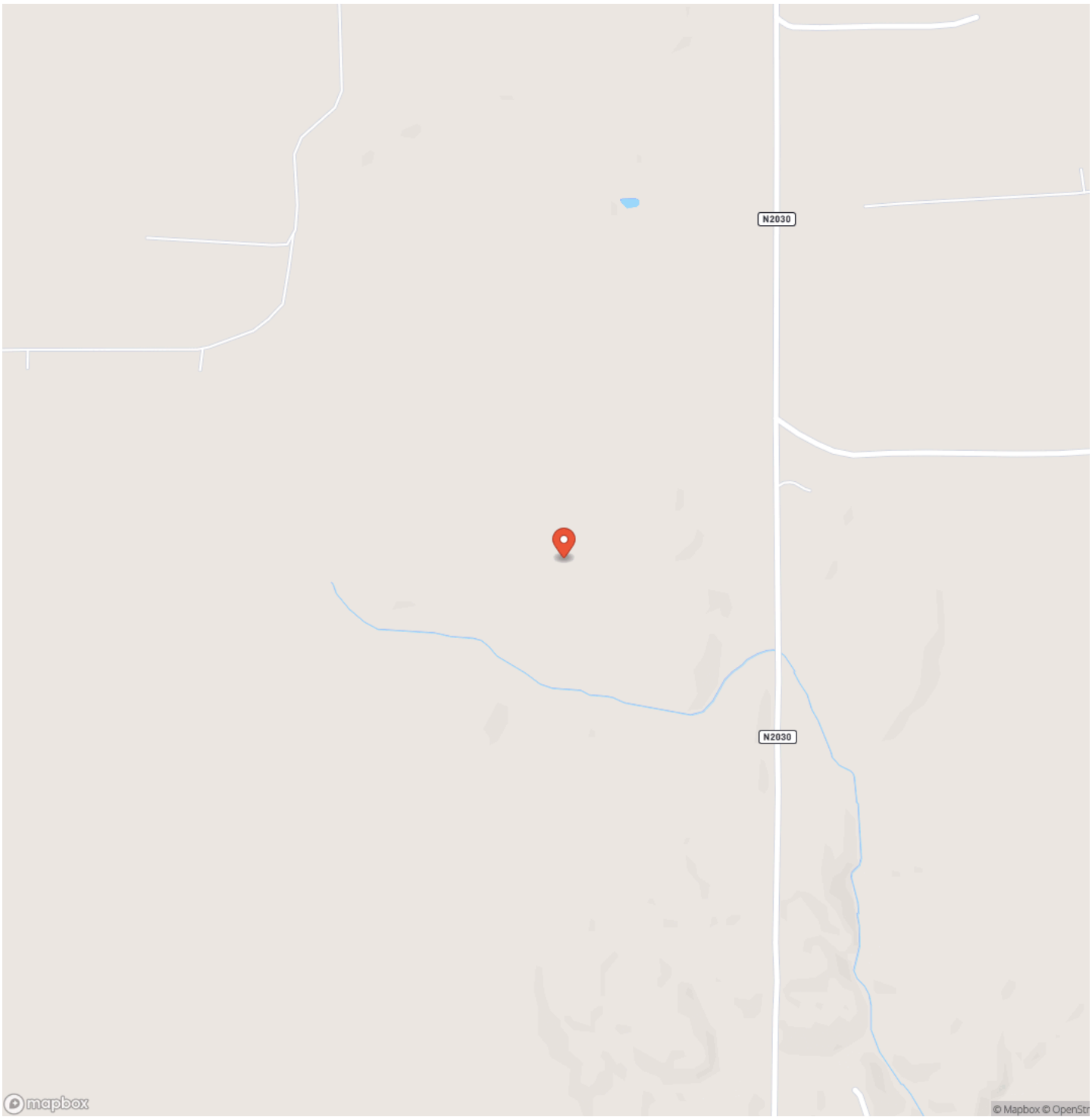
### **PROPERTY DESCRIPTION**

Luxury hunting at its finest, Spanning an impressive 960 acres, this meticulously maintained hunting ranch is a rare gem, offering everything you need for an unparalleled outdoor experience. Designed with both luxury and functionality in mind, the home is modern, spacious, and built to last, providing all the comforts and conveniences you could desire. The attached shop is perfect for storing and maintaining hunting gear and equipment, ensuring you're always prepared for your next adventure. The ranch is a haven for wildlife, attracting deer, turkeys, quail, and even elk, offering endless hunting opportunities. Five fully operational water wells are strategically located across the property, providing a reliable water source for both wildlife and ranch operations. Twelve expertly positioned tower blinds give you the perfect vantage points for hunting, making every outing memorable. Strategically placed food plots enhance the property's ecological balance and sustain the wildlife population, while a comprehensive network of well-maintained roads ensures easy access to all areas, whether you're hunting or simply enjoying the stunning landscape. This property offers more than just a hunting retreat, it provides a complete lifestyle, blending luxury, functionality, and nature's bounty. Whether you're an avid hunter, a conservationist, or simply seeking a peaceful getaway, this ranch is ready to make your dreams a reality. Contact us today for more details or to schedule a private tour of this extraordinary property! OWNER FINANCING AVAILABLE.

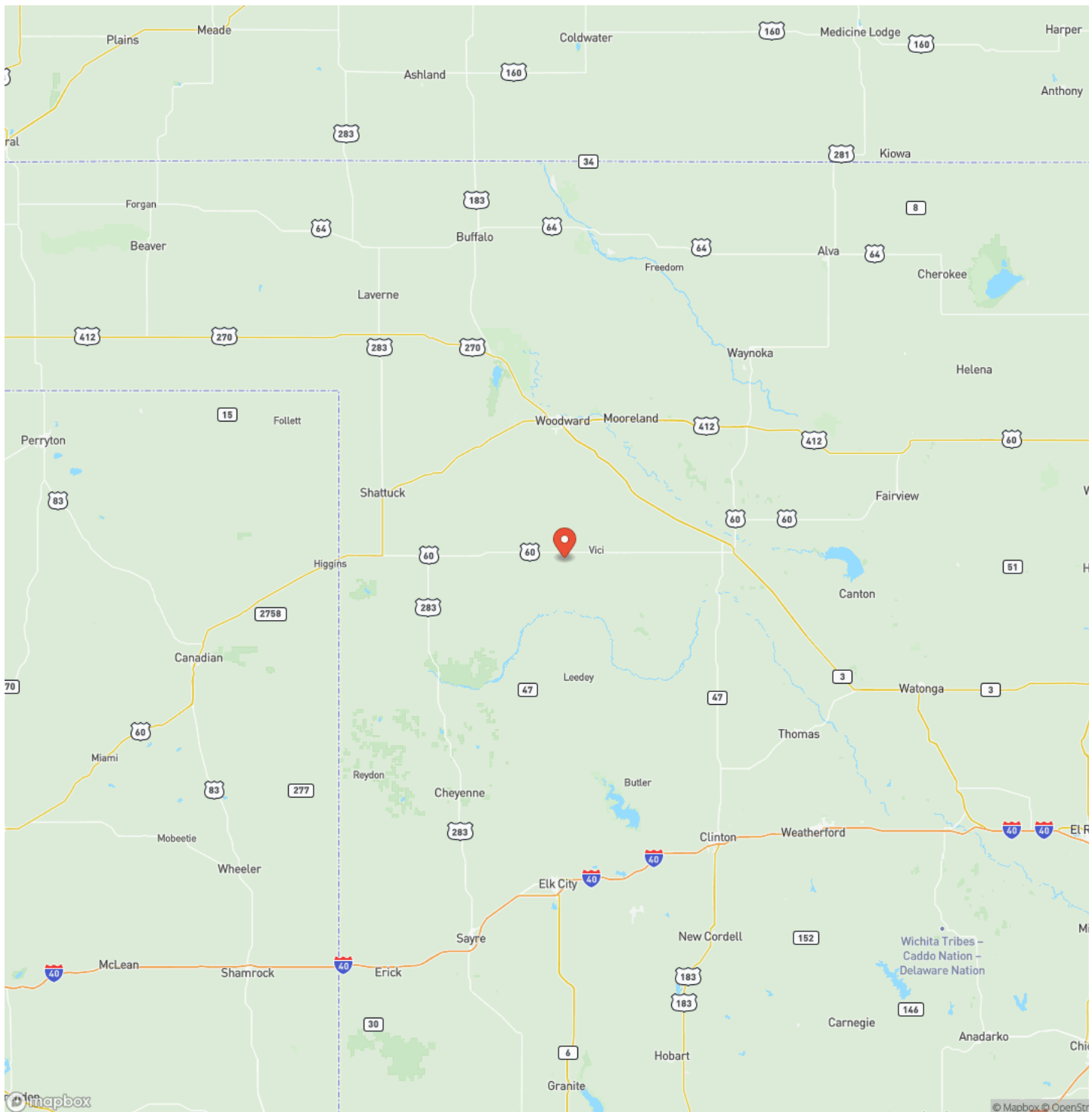




# Locator Map

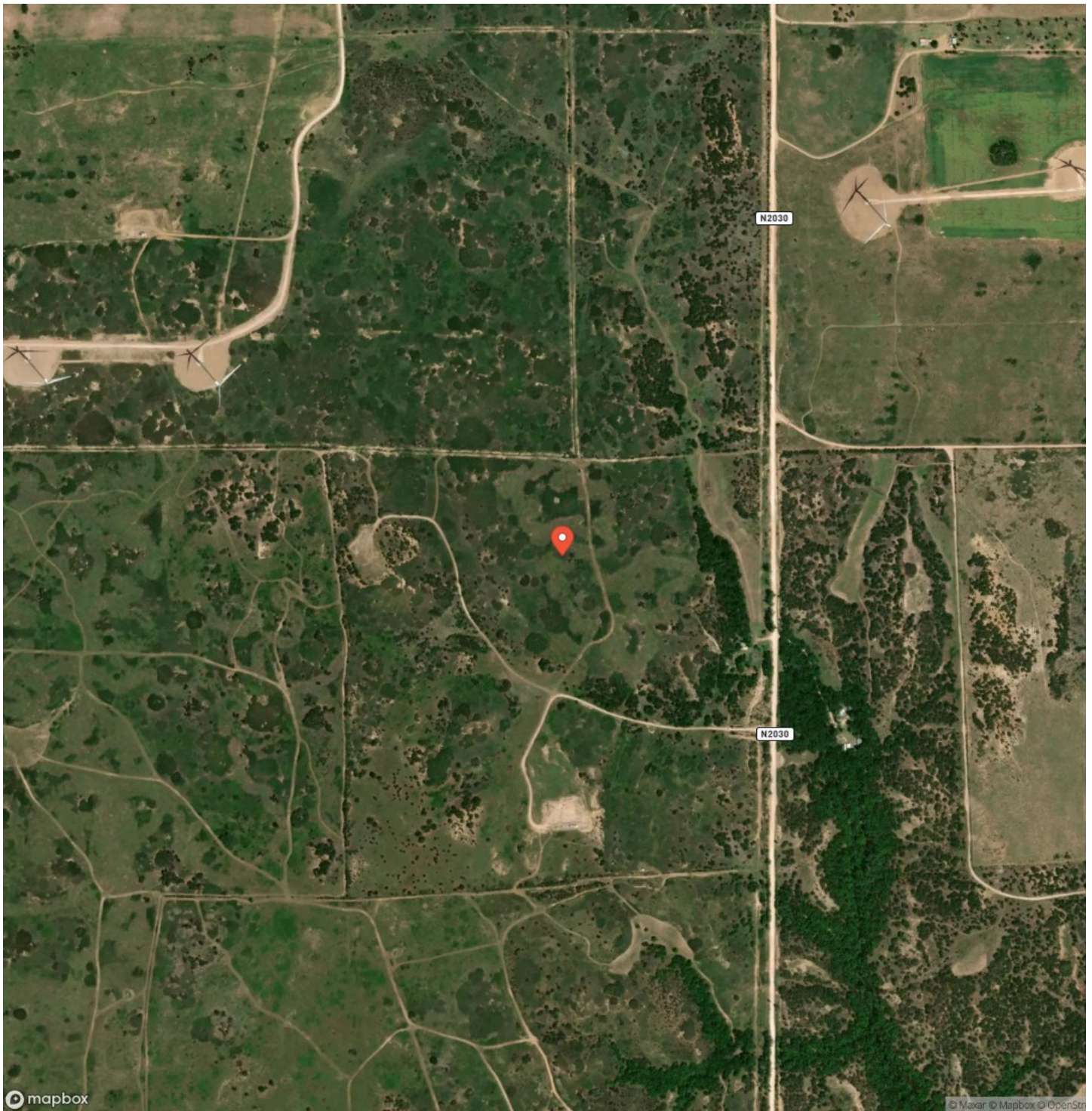


## Locator Map





## Satellite Map



**Vici**  
**Vici, OK / Ellis County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

JP Hewitt

## Mobile

(918) 734-1742

## Email

JP@g7ranches.com

**Address**

City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**

**g7ranches.com**



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**g7ranches.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**G7 Ranches**  
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