

Garfield County Turnkey Cattle Ranch
19307 E Centennial Rd, Garber, OK, 73738
Garber, OK 73738

\$545,000
160± Acres
Garfield County



Garfield County Turnkey Cattle Ranch

Garber, OK / Garfield County

SUMMARY

Address

19307 E Centennial Rd, Garber, OK, 73738

City, State Zip

Garber, OK 73738

County

Garfield County

Type

Farms, Hunting Land, Ranches, Undeveloped Land, Horse Property

Latitude / Longitude

36.509471 / -97.590993

Bedrooms / Bathrooms

2 / 1

Acreage

160

Price

\$545,000

Property Website

<https://www.saltplainsproperties.com/property/garfield-county-turnkey-cattle-ranch-garfield-oklahoma/66092/>



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PROPERTY DESCRIPTION

Welcome to the Resseguie Ranch

Discover this exceptional 160-acre turnkey cattle ranch nestled in Garfield County, Oklahoma, just 5 miles north of Garber. The Resseguie Ranch offers a perfect blend of modern amenities and agricultural potential. Ideally situated, the property is conveniently located approximately 30 minutes from both Perry and Enid, Oklahoma, offering easy access to urban amenities while maintaining its rural charm. Highway 74 runs along the eastern property line, providing excellent visibility and accessibility.

The land boasts a rich mix of native grasses and bluestem, providing ideal grazing conditions for livestock. Four newly constructed ponds ensure ample water supply, while two newly built low water crossings enhance property navigation. A picturesque wet weather creek adds natural beauty and seasonal water flow to the landscape. The entire perimeter is secured by brand new 6-strand fencing, guaranteeing top-notch containment for your herd.

At the heart of the property stands a spacious 2,000 sq ft barndominium, featuring 2 bedrooms, 1 bathroom, and a full kitchen. This comfortable living space is equipped with luxurious amenities, including a tankless water heater and thermogenic floors for year-round comfort. For added security and peace of mind, the barndominium includes a built-in safe room. The generous size of the structure offers ample room for both living and potential office or storage space, making it ideal for on-site ranch management.

The ranch's appeal extends beyond its agricultural assets, with a thriving full garden that provides fresh produce throughout the growing season. Complementing the garden are mature pear and apple trees, offering bountiful fruit harvests and adding to the property's self-sufficiency. The ranch's infrastructure is further bolstered by three water wells, ensuring a reliable water source for domestic use, livestock, and irrigation needs.

The newly constructed working pens are a cattleman's dream, designed for efficient livestock management. Currently supporting 26 cow-calf pairs, the ranch has the potential to increase capacity to 40 pairs, offering room for growth. With an impressive annual yield of 300 round bales, this property presents a lucrative opportunity for hay production.

In summary, the Resseguie Ranch is a rare find that combines modern amenities, agricultural productivity, and sustainable living features. With its strategic location, well-maintained infrastructure, and potential for both cattle and hay production, it represents an outstanding investment opportunity. Whether you're a seasoned rancher or looking to enter the cattle business while enjoying a self-sufficient lifestyle, this property offers the perfect blend of functionality, comfort, and natural beauty.

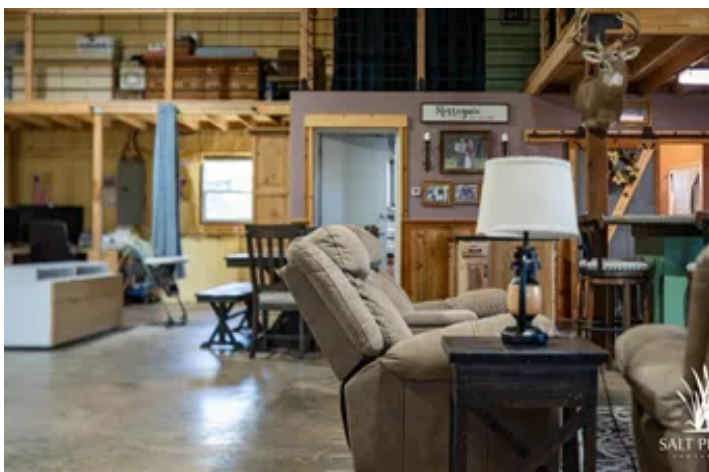
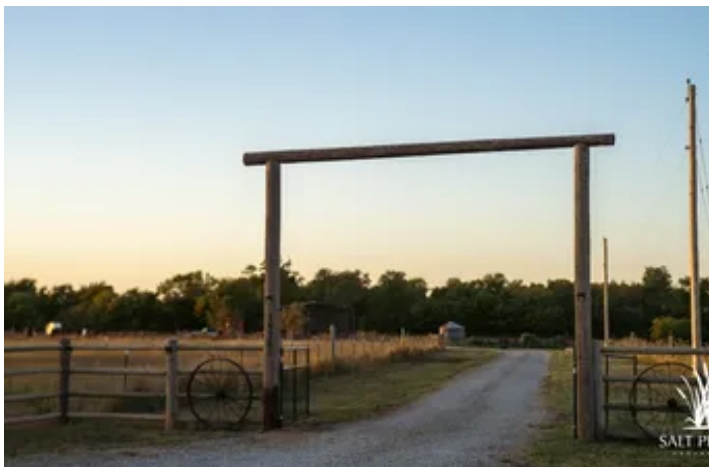
Adding to the property's appeal and potential for expansion, an additional 160 acres can be purchased from the neighboring landowner. This presents a unique opportunity to double the size of the operation, significantly increasing its capacity and potential profitability.

Given its exceptional features, prime location, and expansion potential, the Resseguie Ranch is not expected to remain on the market for long. Serious buyers are encouraged to act quickly to secure this remarkable piece of Oklahoma ranchland before it's gone.

For more details on this exceptional property and the potential for additional acreage, please contact land professional Mark Meadors. Don't miss this opportunity to own the Resseguie Ranch, a piece of prime Oklahoma ranchland that perfectly balances agricultural potential with modern living comforts and offers room for substantial growth.



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LISTING REPRESENTATIVE

For more information contact:



Representative

Mark Meadors

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Address

City / State / Zip

Edmond, OK 73034

NOTES

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

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, typical of notebook or primary writing paper. The background is a solid off-white color. There are no margins, text, or other markings present.



MORE INFO ONLINE:
www.saltplainsproperties.com

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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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