

Hileman Ranch
7173 COUNTY ROAD 1160
Lookeba, OK 73053

\$2,800,000
640± Acres
Caddo County



Hileman Ranch
Lookeba, OK / Caddo County

SUMMARY

Address

7173 COUNTY ROAD 1160

City, State Zip

Lookeba, OK 73053

County

Caddo County

Type

Farms, Ranches, Recreational Land, Hunting Land, Residential Property

Latitude / Longitude

35.328254 / -98.508331

Dwelling Square Feet

1,896

Bedrooms / Bathrooms

3 / 2

Acreage

640

Price

\$2,800,000

Property Website

<https://greatplainslandcompany.com/detail/hileman-ranch-caddo-oklahoma/116896/>



PROPERTY DESCRIPTION

If you're looking for a large, productive Oklahoma property that can work just as hard for you as it can provide a place to live, ranch, farm, and hunt, this 640± acre Caddo County property deserves a serious look. Located just northeast of Eakly, this property brings together productive irrigated farmland, quality pasture, abundant water, excellent access, a comfortable home, and outstanding wildlife habitat—all in one contiguous section.

Agricultural production is one of the biggest strengths of this property. A Valley center pivot currently irrigates nearly 93 acres of highly productive Class I and Class II soils. The irrigation system is currently supplied at approximately 450 gallons per minute, giving the next owner an established irrigation setup in an area well known for its agricultural production. There are two irrigation wells on the property, providing an important water resource for continued farming operations.

Beyond the irrigated ground, the balance of the property consists primarily of pasture with a diverse mixture of native and improved grasses. Bluestem, lovegrass, Bermuda grass, and other native forage varieties provide excellent grazing opportunities and make this a property capable of supporting a well-rounded cattle operation. Cross fencing is already in place, along with a set of catch pens and a solar-powered stock well, helping make livestock management considerably easier.

Water is spread throughout the property with three ponds that collect runoff and provide additional water for livestock and wildlife. In total, the property features two irrigation wells, a stock well, and a separate water well serving the residence. Access is another major advantage, with county roads running along three sides of the property and approximately three miles of total county road frontage. Whether moving equipment, checking cattle, accessing different portions of the farm, or planning future improvements, having multiple access points is a valuable feature on a property of this size.

The improvements make this more than simply a farm or ranch. The property includes a 1,986-square-foot, three-bedroom, two-bath home that has received recent improvements and is in very good livable condition. It provides the opportunity to live on the property full time, use it as a farm or ranch headquarters, or have a comfortable place to stay during hunting season. Near the home sits a large 50' x 100' barn, offering approximately 5,000 square feet of space for equipment, tractors, implements, feed, hay, vehicles, or other agricultural needs.

While the farming and ranching potential alone makes this property impressive, the recreational side adds another dimension that is difficult to overlook. The combination of cropland, native grass, improved pasture, water, and cover creates diverse habitat capable of holding a wide variety of wildlife. Trophy-class whitetail deer frequent the property, along with turkey, quail, wild pigs, coyotes, bobcats, and other native wildlife.

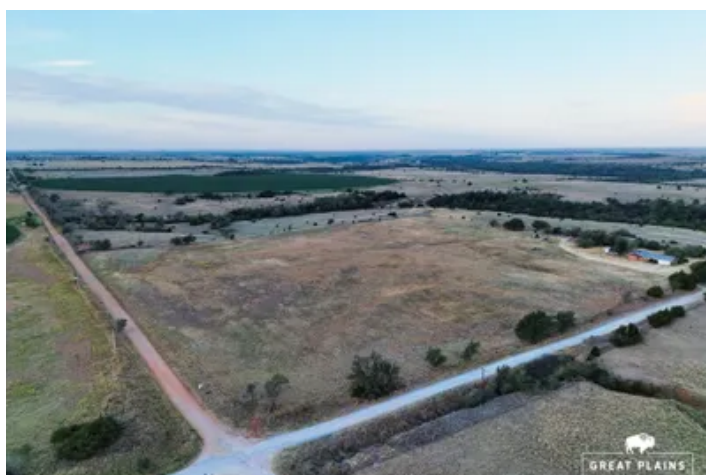
As the seasons change, so do the hunting opportunities. Dove can provide early-season action, while the ponds can attract ducks and geese during the fall and winter migration. Whether your interests are chasing a mature Oklahoma whitetail, calling predators, hunting quail and turkey, or spending a cold morning over one of the ponds waiting on waterfowl, there are opportunities here throughout much of the year.

What makes this 640± acres stand out is its versatility. It isn't simply irrigated farmland, and it isn't simply a cattle ranch or recreational hunting property. It combines all three, while adding a home, substantial barn, multiple water sources, established livestock infrastructure, and exceptional access.

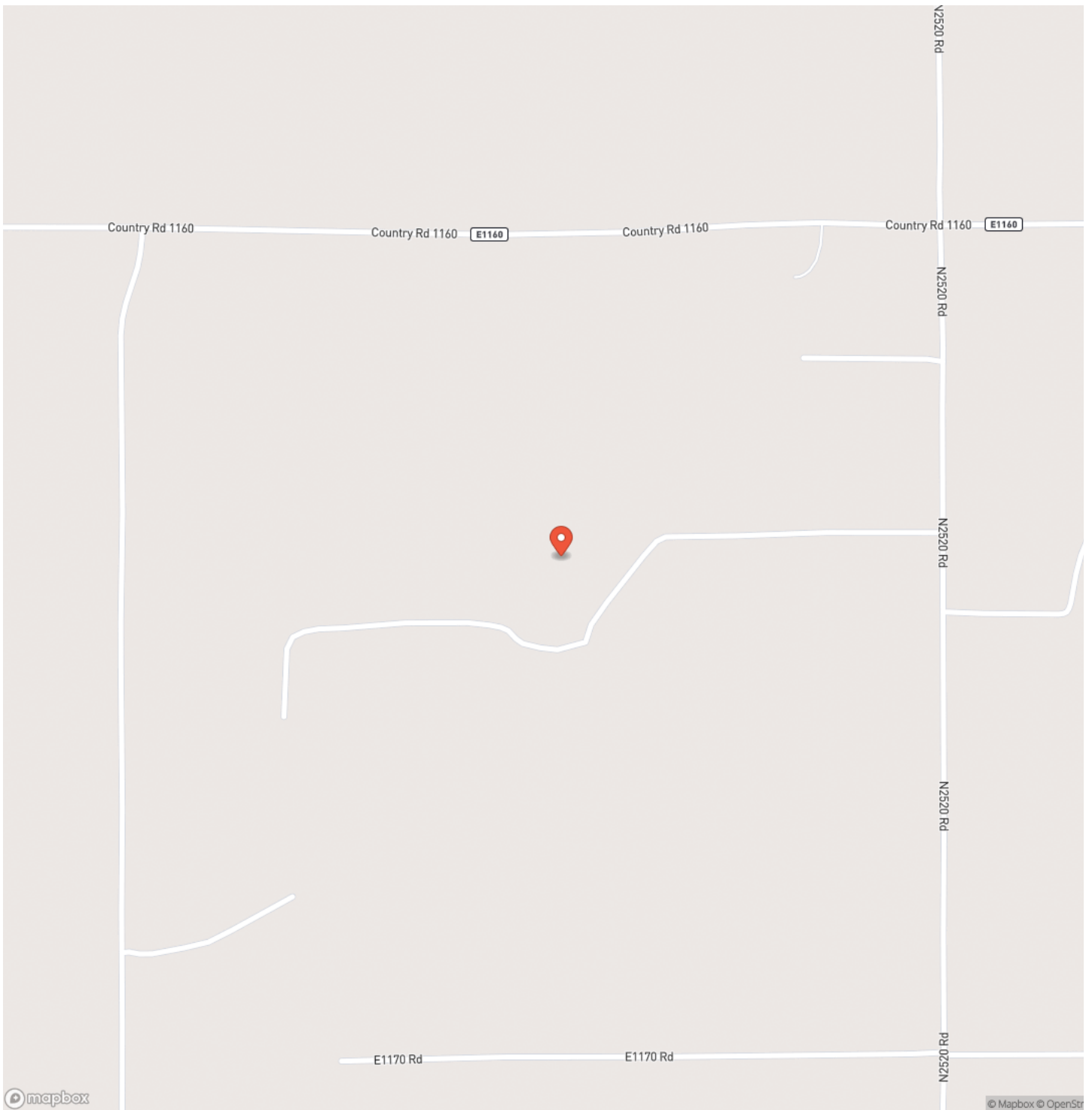
For someone searching for a large Caddo County property with the ability to produce income, run cattle, grow crops, support wildlife, and provide a place to call home, this is the kind of property that checks a lot of boxes. With an entire section of land, productive soils, established irrigation, quality grazing, improvements, water, and recreational opportunities, this is a property built to be used and enjoyed from day one

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

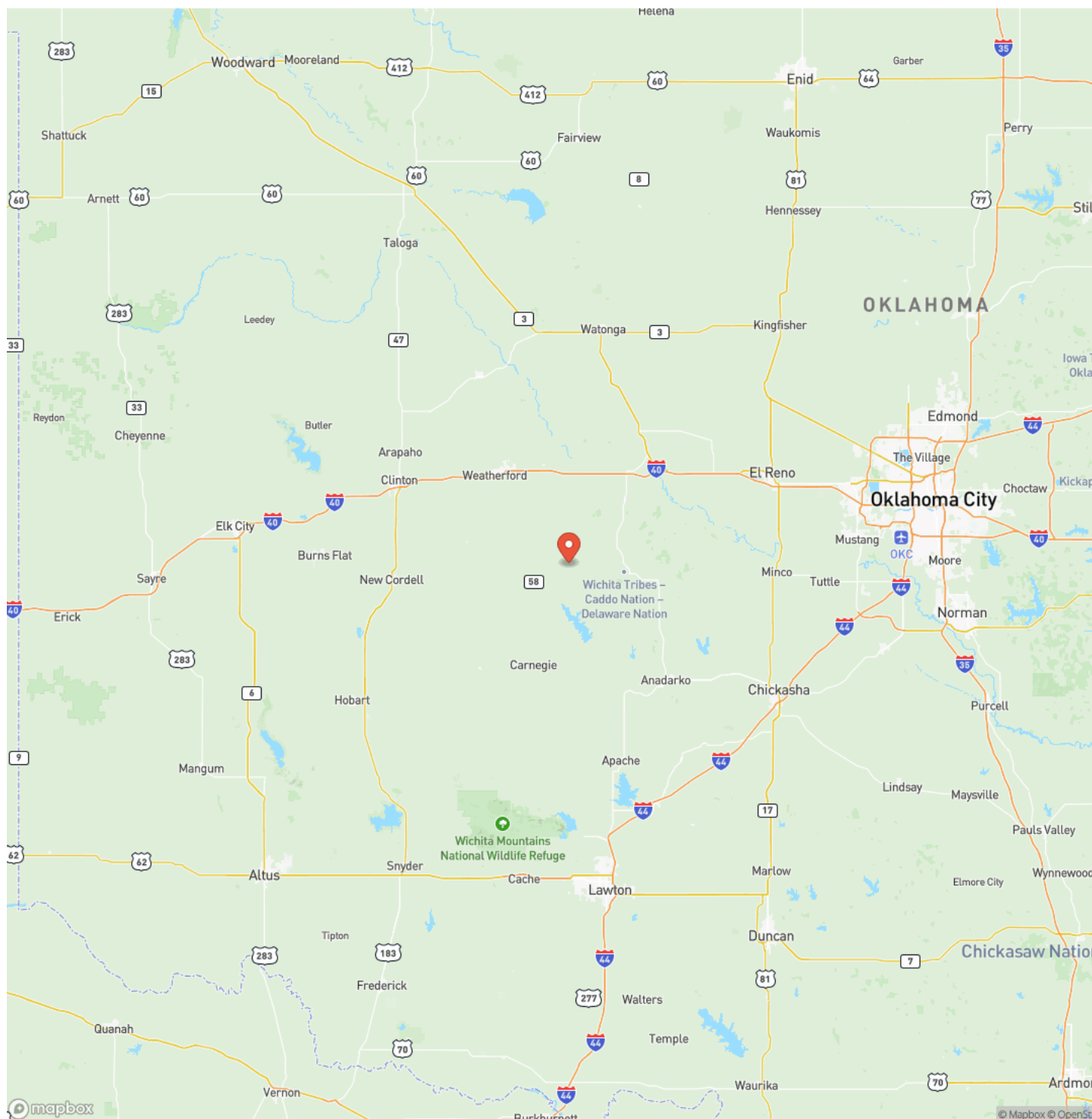
Hileman Ranch
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Locator Map



Locator Map



Satellite Map



Hileman Ranch
Lookeba, OK / Caddo County

LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Percy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

Hinton, OK 73047

NOTES

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DISCLAIMERS

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