

Blue Creek Ranch
County Road 1700
Roff, OK 74865

\$4,398,000
1,086± Acres
Pontotoc County



Blue Creek Ranch
Roff, OK / Pontotoc County

SUMMARY

Address

County Road 1700

City, State Zip

Roff, OK 74865

County

Pontotoc County

Type

Ranches, Hunting Land, Recreational Land

Latitude / Longitude

34.549392 / -96.766838

Acreage

1,086

Price

\$4,398,000

Property Website

greatplainslandcompany.com



PROPERTY DESCRIPTION

A year round ranch for the sportsman, cattleman, and those looking to establish a legacy property of their own. Encompassing 1,086+/- acres in southwestern Pontotoc County, this impressive ranch offers a rare combination of Bermuda hay bottoms, native grass fields, mature timber, winding creeks, and multiple ponds. With its diverse landscape, abundant wildlife, and strong agricultural potential, this property provides the opportunity to create a recreational retreat, a productive cattle operation, or a forever home ranch for generations to come.

Little West Blue Creek flows through the south central portion of the property, with multiple secondary creek draws meandering away from the main channel and creating a diverse network of wildlife habitat. Mature timber is scattered throughout the ranch, with large pecan trees, towering oaks, and other native species providing shade, cover, and natural beauty. Whitetail deer are abundant, and during the early morning and evening hours, it is common to see them browsing the open meadows and visiting feeder sites. Hogs are also present, providing another year round hunting opportunity. In the open native grass pastures, coveys of bobwhite quail can be heard calling, adding another dimension to the sporting experience this ranch has to offer.

Beyond its recreational appeal, this property has the resources and infrastructure to support a productive cattle operation. A strong mix of warm and cool season native grasses, combined with established Bermuda hay bottoms and multiple water sources, provides the foundation for a working ranch with the potential to support a 150 plus cow calf operation. Fully fenced along with working pens located in the northwest quarter of the property, and three existing water wells offer additional utility for agricultural use and livestock management. Along with the creek system, three additional ponds provide valuable water resources while enhancing the property's wildlife habitat and overall appeal.

For those looking to establish a private ranch and build a forever home, the size and diversity of this property offer an opportunity to create something truly special. Imagine a place where family and friends can gather, where hunting and outdoor recreation become part of everyday life, and where cattle can be raised on the same land that serves as the backdrop for a lasting family legacy. Whether your vision is a premier hunting property, a productive cattle operation, or a combination of both centered around a private ranch home, this property offers the acreage and versatility to bring that vision to life.

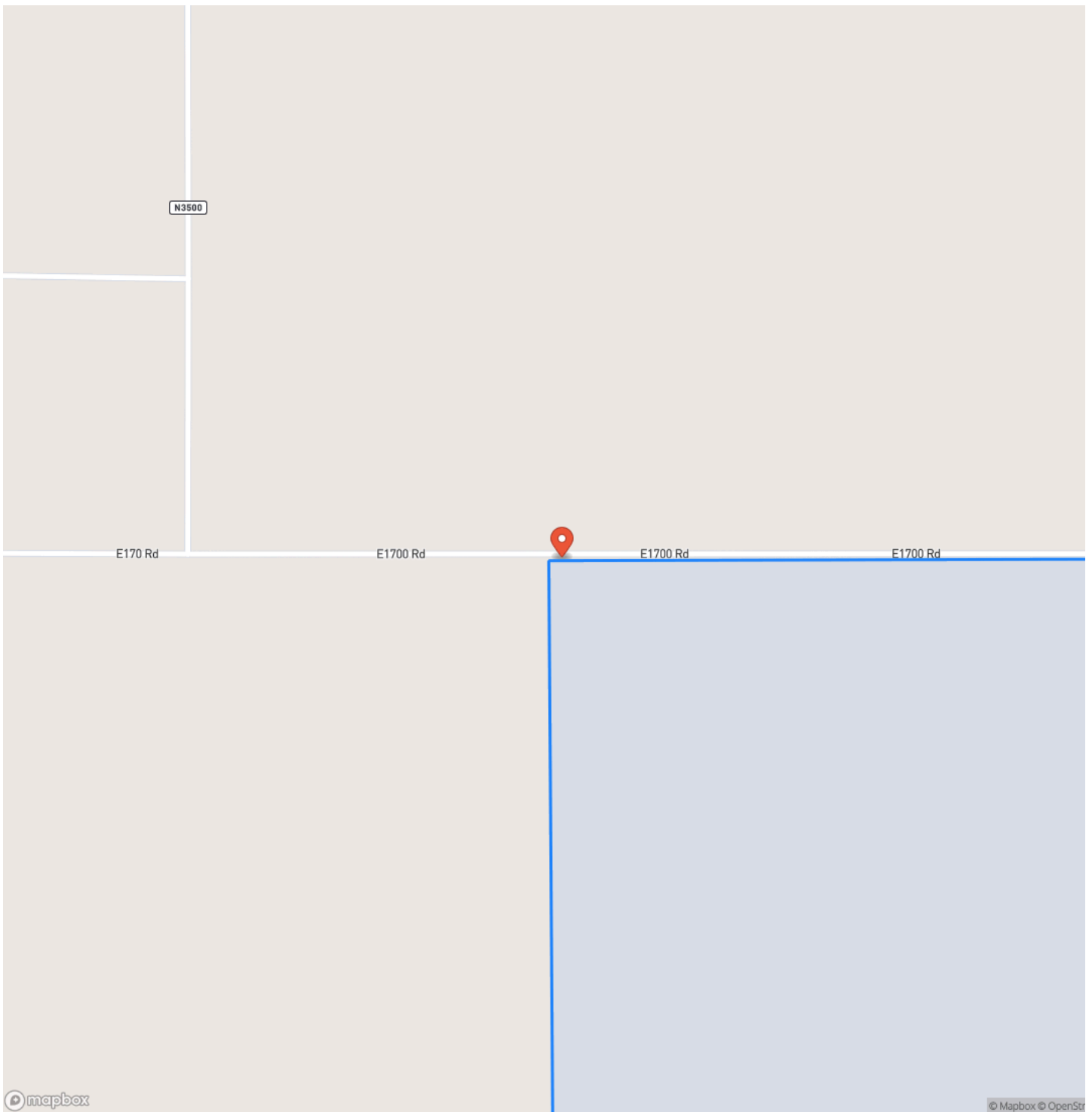
Conveniently located approximately 20 minutes east of Sulphur, 30 minutes south of Ada, an hour and a half from the Oklahoma City metro, and just over two hours from the Dallas metro, the ranch offers an appealing balance of rural privacy and accessibility. Large contiguous acreage with this level of diversity, recreational opportunity, and agricultural potential is increasingly difficult to find within a reasonable drive of two major metropolitan areas. For the buyer seeking a property that can serve multiple purposes today while becoming a lasting legacy for tomorrow, this 1,086 acre Pontotoc County ranch deserves a closer look.

Give Jackson a call today @ [405-503-0878](tel:405-503-0878) to set up a showing or with any questions.

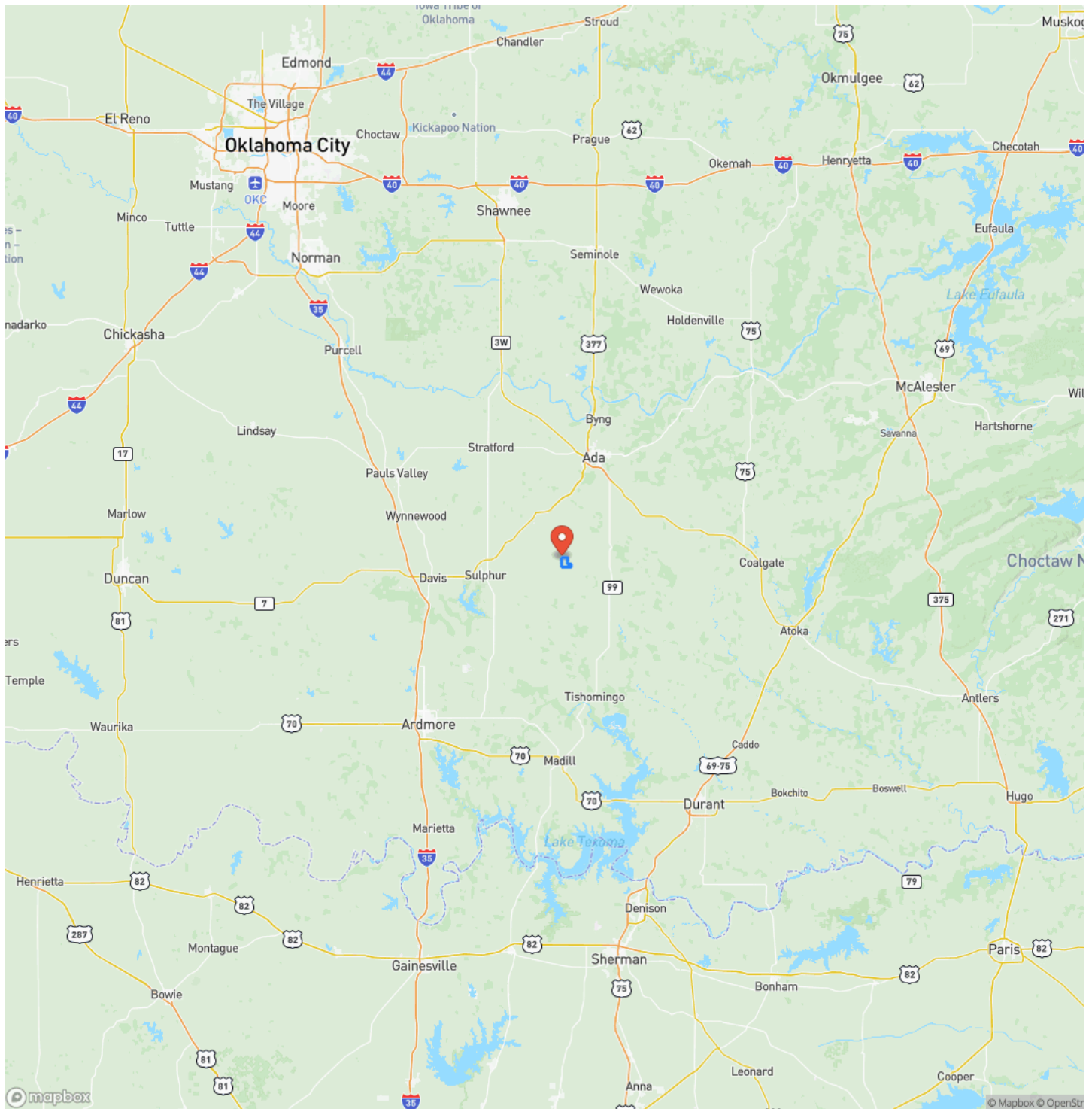
Blue Creek Ranch
Roff, OK / Pontotoc County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jackson Greene

Mobile

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Email

Jackson@greatplains.land

Address

501 North Walker Avenue

City / State / Zip

Oklahoma City, OK 73102-1622

NOTES

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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.



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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