**Kingfisher County 320 | Native Grass & Big Water**
**N 2980 rd**
**Lovell, OK 73028**

**$1,120,000**
**320± Acres**
**Kingfisher County**







## SUMMARY

**Address**
N 2980 rd

**City, State Zip**
Lovell, OK 73028

**County**
Kingfisher County

**Type**
Undeveloped Land, Ranches

**Latitude / Longitude**
36.0283020 / -97.6934837

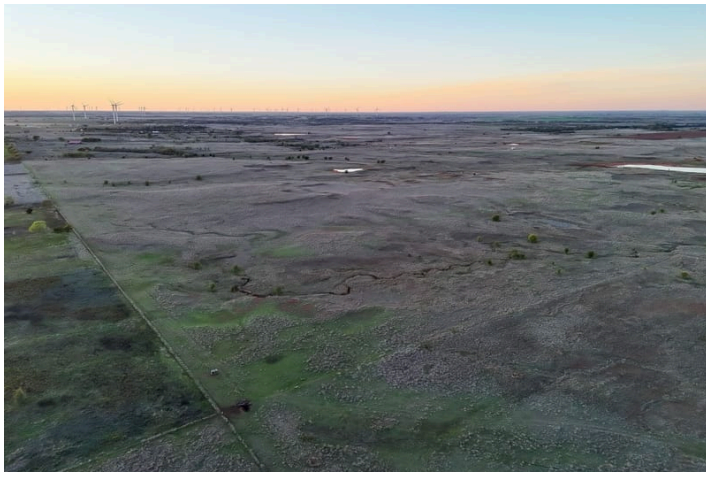
**Acreage**
320

**Price**
$1,120,000

**Property Website**
greatplainslandcompany.com







## PROPERTY DESCRIPTION

Located approximately 5 miles south of Highway 51 and 3 miles from Highway 74D at Lovell, this proven Kingfisher County tract has been a staple cattle operation for years. Native grass pastures, rolling topography, and abundant surface water create an appealing combination for buyers looking to expand an existing ranch or establish a place of their own.

A beautiful 12± acre lake anchors the property, adding both practical value for livestock and a scenic centerpiece to the landscape. Several additional stock tanks provide water throughout the tract, complementing the native grass grazing acreage. The ranch has an estimated capacity of 60-80 cow-calf pairs, depending on rainfall, forage conditions, and grazing management.

Approximately 1 mile of road frontage and two entrances along County Road 2980 provide convenient access for checking cattle, moving equipment, and managing the property. The rolling terrain offers views across the pastures and lake, with potential settings for a future home overlooking the operation.

Beyond its agricultural appeal, the property offers room to enjoy country living, spend time around the lake, and build a rural lifestyle centered on productive land. Whether you are looking for additional grazing acreage, a standalone cattle operation, or a place to build a home with plenty of room around you, this tract deserves a look.

The property combines a quiet rural setting with convenient access to nearby communities, located approximately 30 minutes from Kingfisher, 35 minutes from Guthrie, 45 minutes from Stillwater, and 1 hour from Oklahoma City.

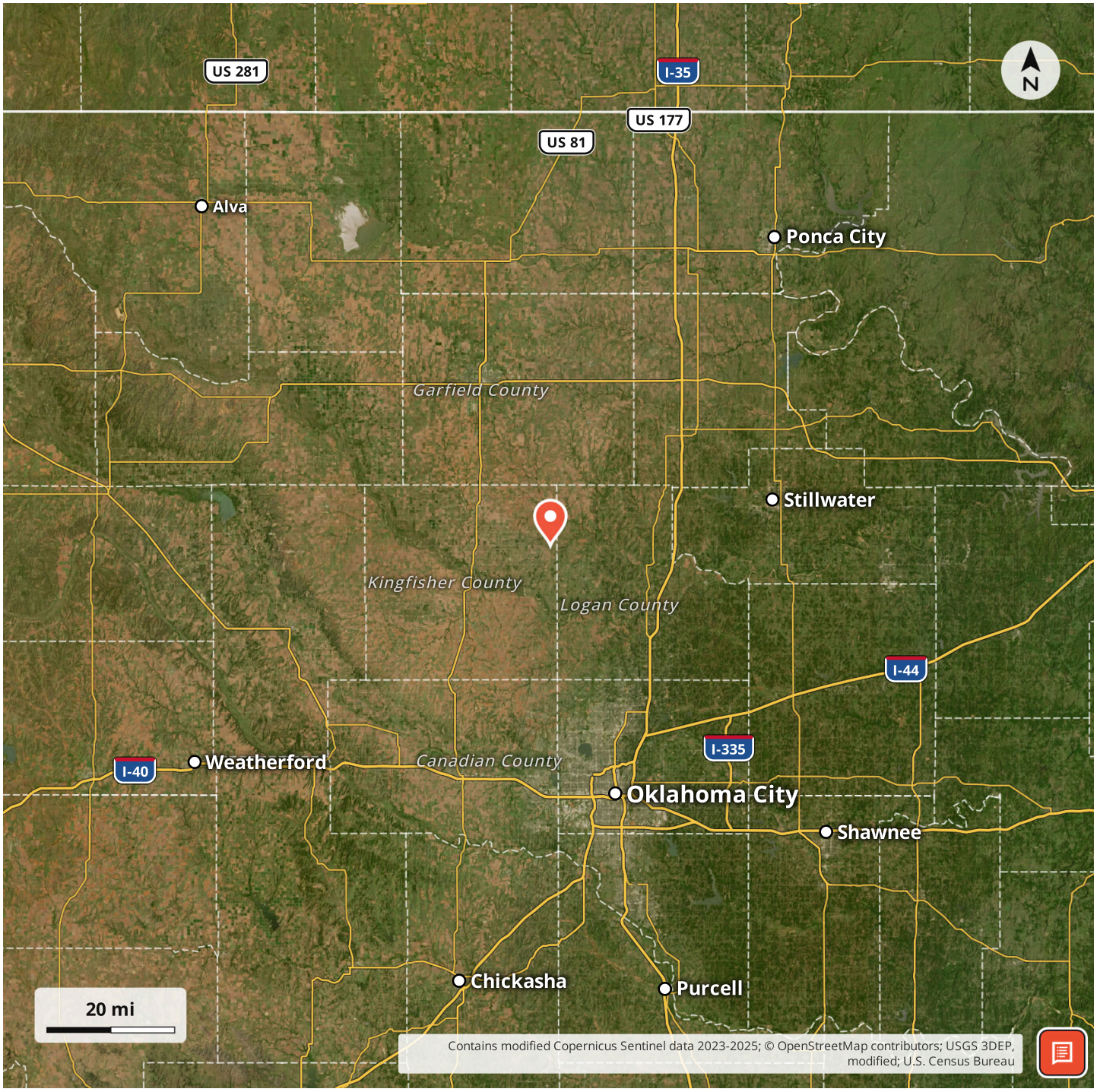
Give Jackson a call today @ 405-503-0878 for questions or to setup a showing.



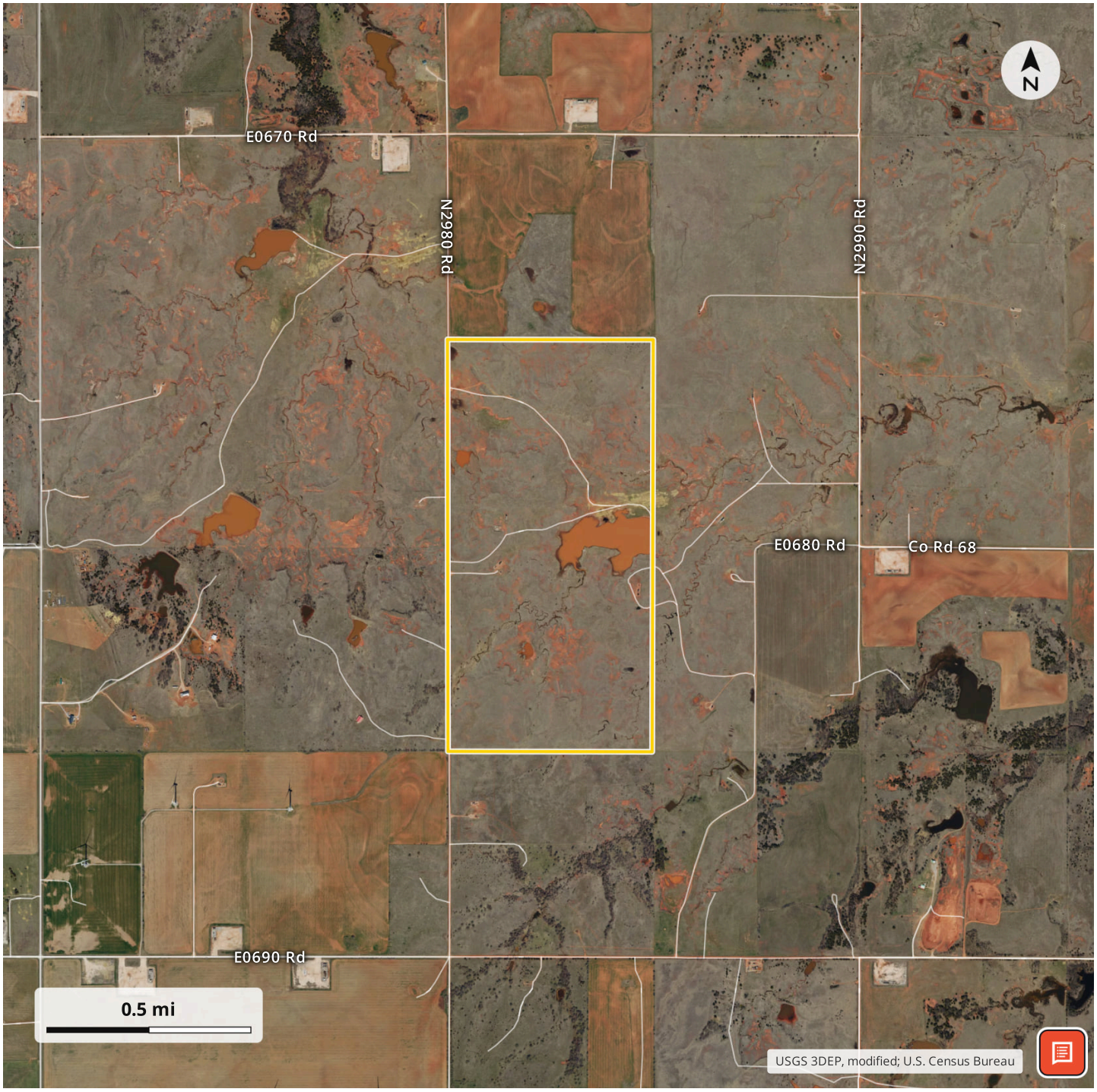




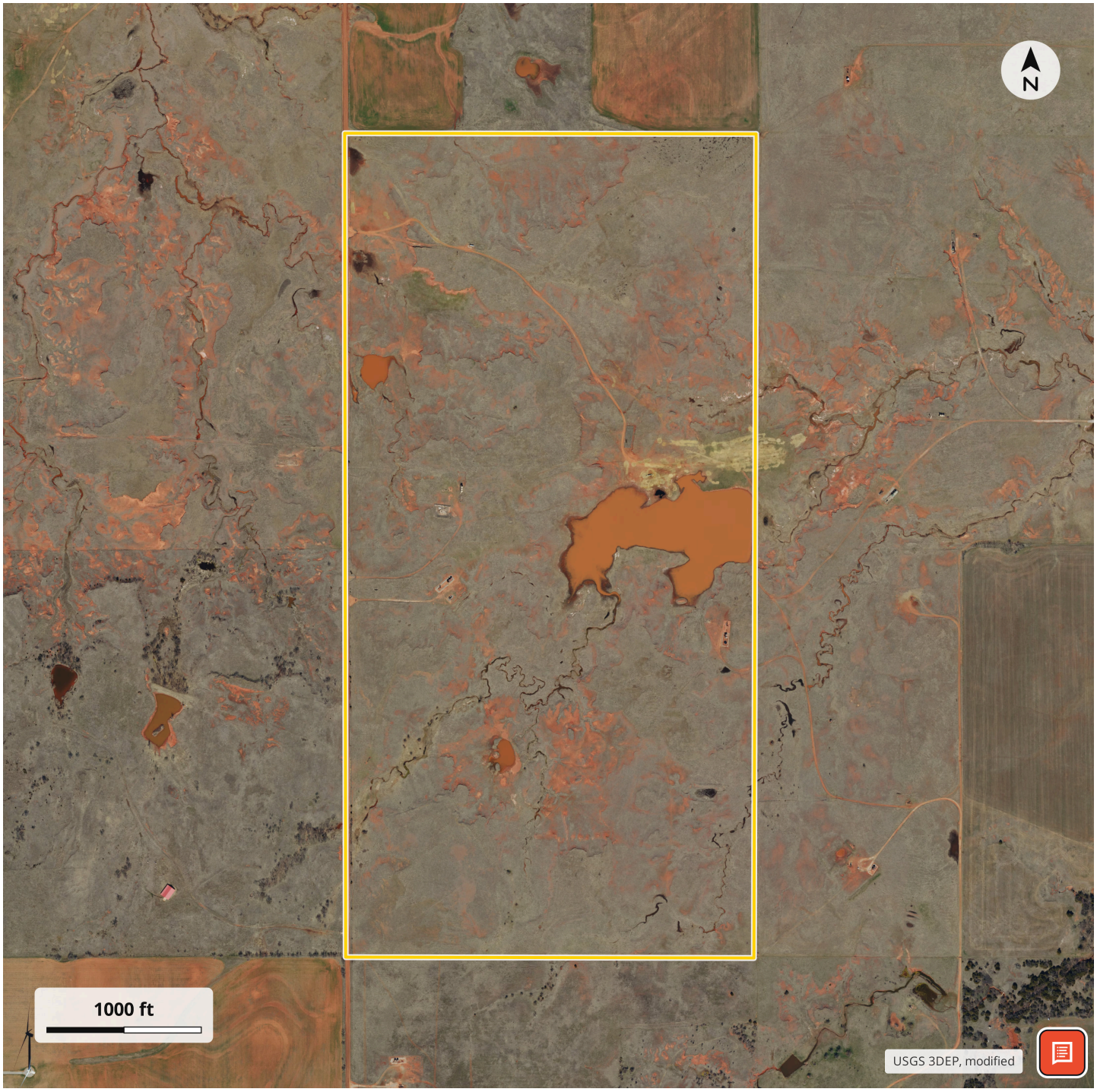

# Regional Map



# Locator Map


N
E0670 Rd
N2980 Rd
N2990 Rd
E0680 Rd
Co Rd 68
E0690 Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



**Representative**
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(405) 503-0878

**Email**
Jackson@greatplains.land

**Address**
501 North Walker Avenue

**City / State / Zip**
Oklahoma City, OK 73102-1622

**NOTES**

**NOTES**

## DISCLAIMERS

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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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