

**Cheyenne Valley, On the Cimarron River Ranch**  
000  
Fairview, OK 73737

**\$654,550**  
247± Acres  
Major County



# Cheyenne Valley, On the Cimarron River Ranch Fairview, OK / Major County

## SUMMARY

### Address

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### City, State Zip

Fairview, OK 73737

### County

Major County

### Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Riverfront

### Latitude / Longitude

36.39368 / -98.642387

### Acreage

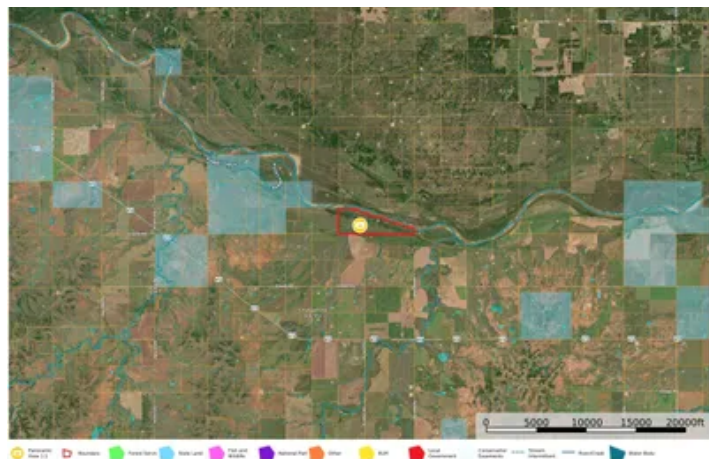
247

### Price

\$654,550

### Property Website

<https://greatplainslandcompany.com/detail/cheyenne-valley-on-the-cimarron-river-ranch-major-oklahoma/47899/>



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### **PROPERTY DESCRIPTION**

Offering 1 mile of riverfront property, the Cheyenne Valley, On the Cimarron River Ranch is a dream spot for the outdoorsman that enjoys hunting all the species this area has to offer. This ranch, located along the Cimarron river bottom is filled with thickets, dense brush, and tamaracks, complemented by cedar trees and other mature varieties like Hedge and Cottonwoods. Heading south from the river, you'll find open grassy areas with access to rural water that has been ran to the property and a handy set of cattle corrals.

This part of the region is well-known for producing some of Oklahoma's best bucks, owing to a mix of age structure and genetics. There is also a real potential for waterfowl activities, thanks to the river and various flooded spots scattered across the property. Quail, Turkey and hogs also call this area home. With a bit of vision and effort, adding things like food plots, upland habitats, and duck compounds, could make this property the type of honey hole you have always dreamed about. Also, the property is conveniently located just across the river, kitty-corner to the Southeast from the Sandhill Wildlife Management Area, offering an additional 4,500 acres of public hunting grounds for you to explore.

### **Check Map For 360 viewing**

- River Front Property
- Highway 412
- Convenient location
- Excellent Hunting
- Rural water
- Sandhills Wildlife Management Area- neighboring
- Little sahara State Park - 20 miles
- Canton Lake - 30 miles
- Waynoka, OK - 25 miles
- Fairview, OK - 17 miles
- Woodward, OK - 40 miles
- Enid, OK - 45 miles
- Will Rogers World Airport - 117 miles
- no minerals

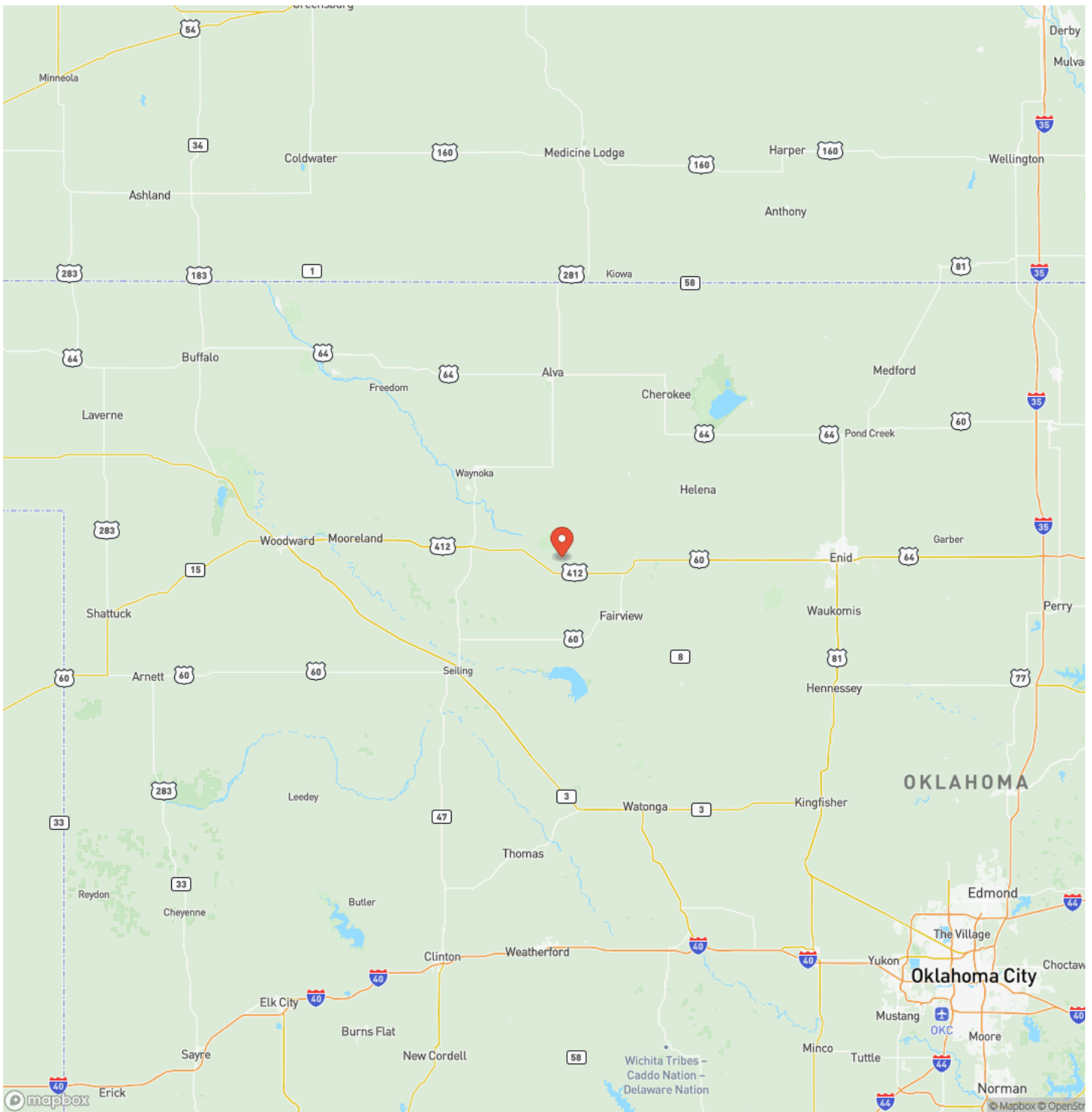
**Cheyenne Valley, On the Cimarron River Ranch  
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## Locator Map



# Locator Map



## Satellite Map







## **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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