

Roger Mills 240
000 Hwy 283
Cheyenne, OK 73628

\$480,000
240± Acres
Roger Mills County



Roger Mills 240
Cheyenne, OK / Roger Mills County

SUMMARY

Address

000 Hwy 283

City, State Zip

Cheyenne, OK 73628

County

Roger Mills County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.4716 / -99.6558

Acreage

240

Price

\$480,000

Property Website

<https://greatplainslandcompany.com/detail/roger-mills-240-roger-mills-oklahoma/106566/>



PROPERTY DESCRIPTION

Located along Highway 283 in Roger Mills County, Oklahoma, this ±240-acre property offers an outstanding combination of productive grazing land, strong hunting potential, and excellent accessibility. Properties that can successfully support both agricultural use and recreational enjoyment are becoming increasingly difficult to find in western Oklahoma, and this ranch is a prime example of a well-balanced operation that checks all the boxes.

From the moment you enter the property, it is easy to appreciate the care and management that has gone into maintaining this ranch. The fencing throughout the property is in phenomenal condition and provides both functionality and peace of mind for livestock operations. Whether you are looking to expand an existing cattle operation, establish a new grazing setup, or invest in quality Oklahoma land, this property is well equipped to handle a variety of agricultural uses.

The ranch features healthy stands of improved grasses that provide excellent forage production and grazing potential throughout much of the year. Combined with the layout of the property and reliable native habitat, the land offers the kind of versatility that makes western Oklahoma ranches highly desirable. Several wet-season ponds are scattered across the acreage, helping provide water sources for both livestock and wildlife while also enhancing the natural beauty of the ranch. During wetter years, these ponds create excellent wildlife travel corridors and gathering areas.

One of the true highlights of this property is its outstanding wildlife habitat and hunting opportunities. Roger Mills County has long been recognized as one of Oklahoma's premier areas for recreational hunting, and this ranch offers the type of cover, food sources, and water that attract and hold game animals year-round. Whitetail deer, wild hogs, turkey, quail, and other native wildlife are regularly seen throughout the property. The combination of open grazing areas, natural cover, and seasonal water sources creates an ideal environment for both wildlife management and recreational enjoyment.

The property offers a strong balance between open pasture and habitat cover, making it appealing not only for ranchers but also for outdoorsmen looking for a property with exceptional hunting potential. Whether you enjoy early morning deer hunts, spring turkey season, or simply watching wildlife move across the landscape, this ranch provides a true western Oklahoma outdoor experience.

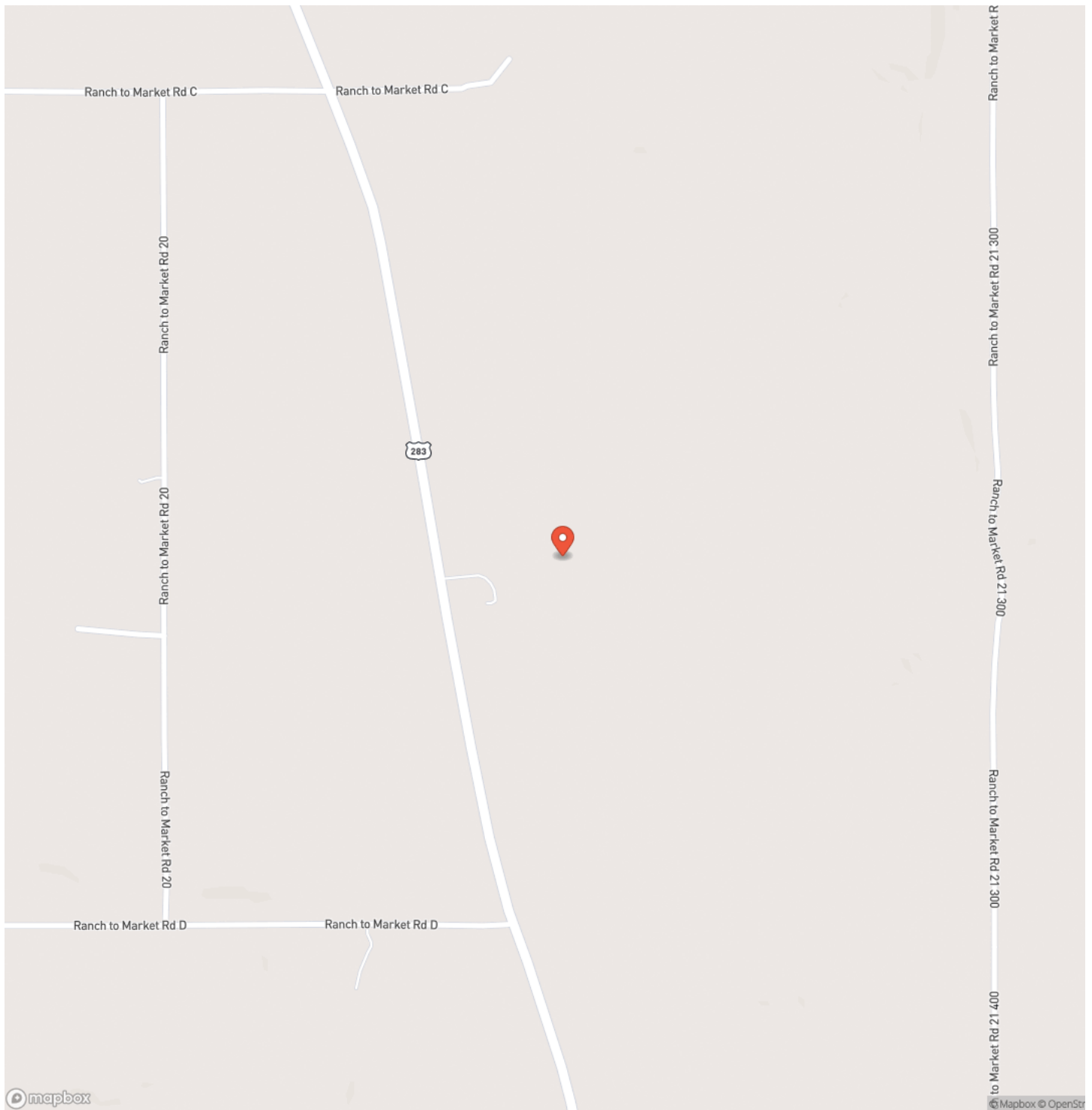
Accessibility is another major advantage of this property. With frontage and easy access along Highway 283, the ranch can be conveniently reached while still maintaining the privacy and rural atmosphere buyers are searching for. The location offers the ability to enjoy country living and wide-open spaces without sacrificing convenience.

Opportunities to purchase a clean, productive, and recreation-rich 240-acre tract in Roger Mills County do not come available every day. With phenomenal fencing, improved grasses, multiple wet-season ponds, abundant wildlife, excellent grazing potential, and outstanding hunting opportunities, this property is well suited for livestock producers, recreational buyers, investors, or anyone looking to own a beautiful piece of western Oklahoma land. Whether your vision is agricultural production, hunting and recreation, or long-term land ownership, this ranch is ready to deliver.

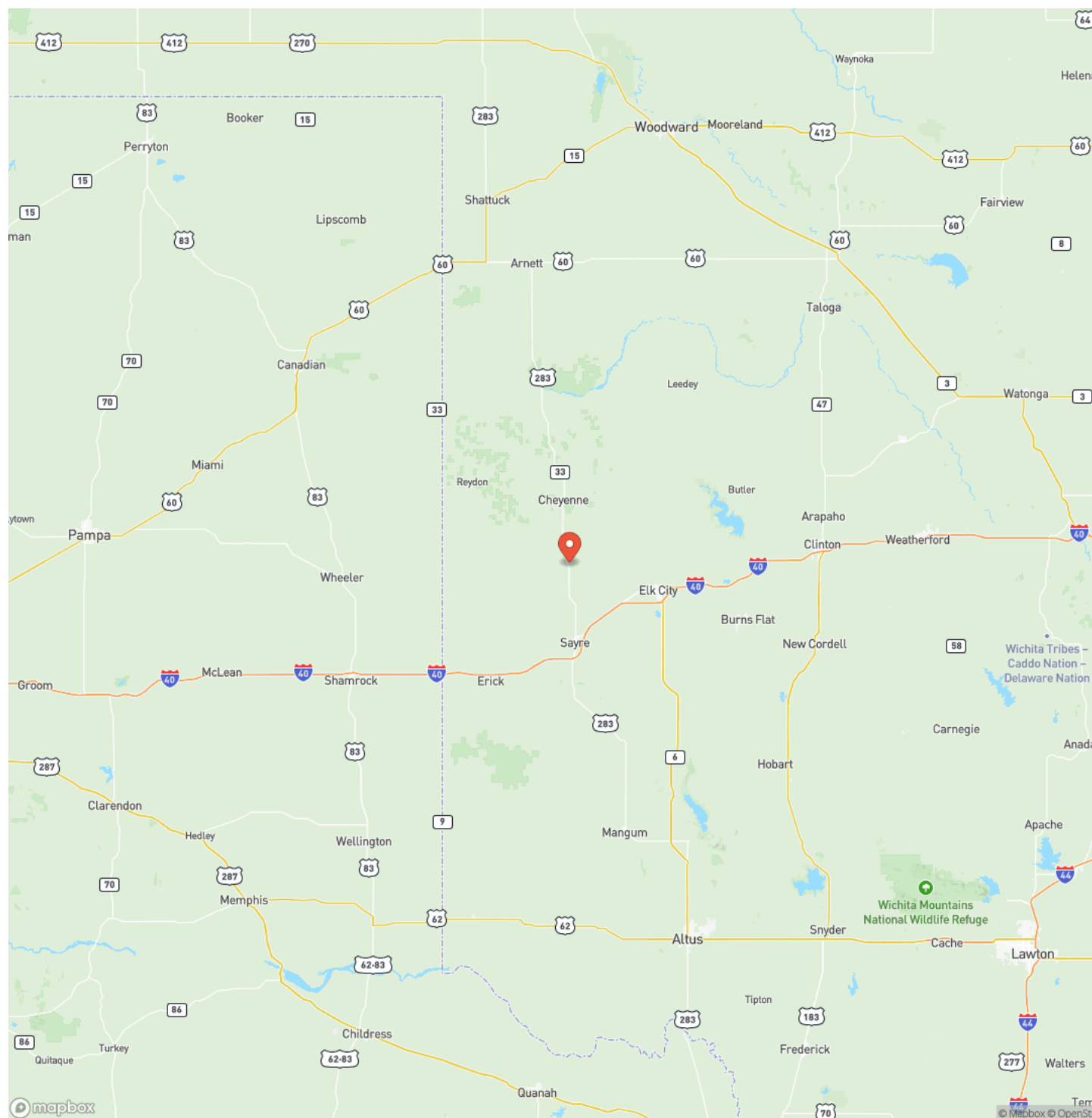




Locator Map



Locator Map



Satellite Map



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

This image shows a blank 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.

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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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

