

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

000

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

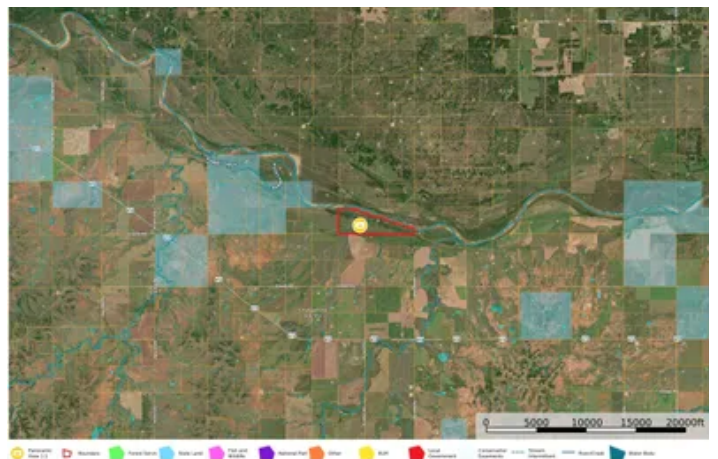
247

Price

\$654,550

Property Website

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



GREAT PLAINS

LAND CO.

Cheyenne Valley, On the Cimarron River Ranch

Fairview, OK / Major County

PROPERTY DESCRIPTION

Welcome to the Cheyenne Valley on the Cimarron River Ranch, a rare opportunity to own approximately one mile of Cimarron River frontage in one of northwest Oklahoma's most diverse recreational corridors. Located along Highway 412 between Fairview and Waynoka, this property offers a strong combination of wildlife habitat, water resources, and year-round outdoor recreation.

The river corridor is loaded with thick cover including tamarisk, plum thickets, cedars, hedge trees, and mature cottonwoods that create ideal bedding, travel, and security habitat for wildlife. The diversity of cover, combined with the river itself, provides everything needed to support healthy populations of whitetail deer, turkey, quail, waterfowl, and feral hogs.

This area has long been recognized for producing quality Oklahoma whitetails, benefiting from a strong age structure, excellent habitat, and limited hunting pressure throughout the surrounding river bottoms. Waterfowl hunters will appreciate the river frontage and multiple low-lying areas that offer potential for seasonal flooded habitat and future duck hunting development.

South of the river, the property opens into native grass areas with rural water already extended onto the ranch, along with a set of cattle corrals that provide additional utility for livestock operations or future improvements.

For buyers looking to develop a premier recreational property, the ranch offers numerous opportunities for food plots, habitat improvements, additional water developments, and strategically placed hunting setups. The combination of river frontage, cover, water, and location makes this property a strong candidate for a true multi-species hunting ranch.

An added bonus is the property's proximity to the Sandhills Wildlife Management Area, with approximately 4,500 acres of public hunting access located just across the river. This creates additional recreational opportunities rarely found with private land ownership.

Property Highlights

- Approximately 1 mile of Cimarron River frontage
- Highway 412 frontage and easy access
- Rural water on the property
- Cattle corrals in place
- Deeded and Accretion Acres
- Excellent whitetail deer, turkey, quail, waterfowl, and hog hunting
- Diverse habitat including river bottom timber, cedars, and native grasses
- Adjacent to the Sandhills Wildlife Management Area
- No mineral rights included

Nearby Destinations

- Sandhills Wildlife Management Area – Nearby
- Little Sahara State Park – 20± miles
- Canton Lake – 30± miles
- Fairview, OK – 17± miles
- Waynoka, OK – 25± miles
- Woodward, OK – 40± miles
- Enid, OK – 45± miles
- Will Rogers World Airport – 117± miles

Check the interactive map for 360-degree views of the property.



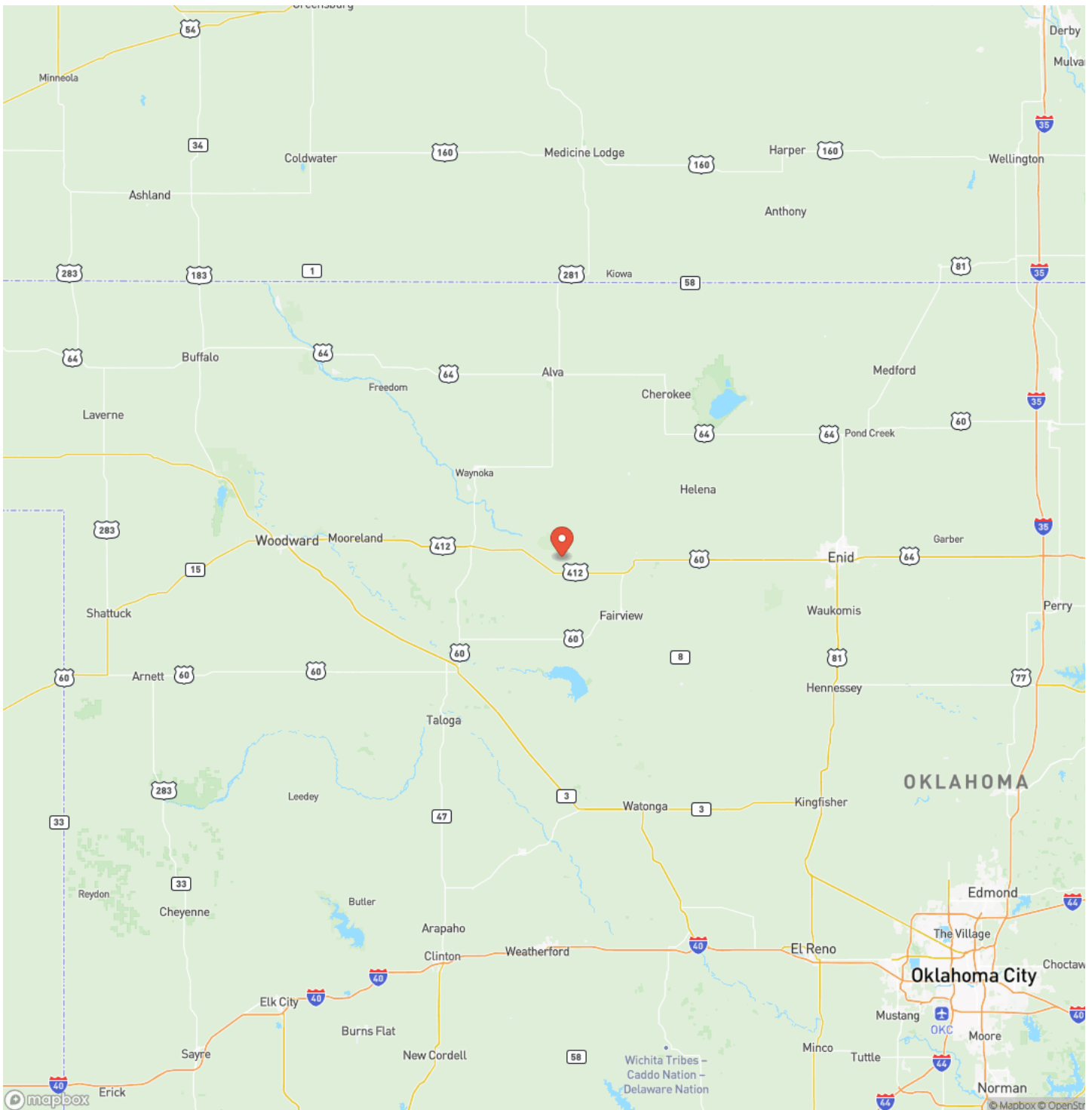
**Cheyenne Valley, On the Cimarron River Ranch
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Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

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NOTES

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DISCLAIMERS

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