

➤ *Ranch for Sale* ◀

# A-CROSS RANCH

9821 North 1997 Road, Hammon, Oklahoma

*Located 17 miles North of Elk City, Oklahoma or SW of Hammon*



**Auction & Realty, Inc.**

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# The A-Cross Ranch



## Quick Facts

**Total Acres:** 8,500±

**Closest Towns:** Hammon, OK  
Elk City, OK

**County:** Roger Mills

**Property Type:** Farm Land,  
Hunting and Homes

**Water Rights:** Yes

## Attributes

Farm/Crops  
Hunting/Fishing  
Live Water  
Solar Well  
Irrigation Wells  
Irrigation Systems  
Paved Hwy Access

## Structures

4 - Framed Homes  
Steel Corrals  
Metal Barn  
Outbuildings  
Livestock Pens  
Cattle Processing Facility

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# The A-Cross Ranch

## PROPERTY SUMMARY

The A-Cross Ranch, located just north of Elk City, Oklahoma in Roger Mills county, is a self-supporting and well diversified property.

The ranch totals 8,500± acres consisting primarily of native and improved grasses with 900± acres of crop land in wheat and alfalfa.

There are four homes on the ranch in a beautiful area located on the Kiowa Creek. This is known as the Ranch Headquarters. The main entry into Ranch Headquarters is paved with a stately arched entryway as it crosses Kiowa Creek. There is also a gated south entrance that provides easy and direct access to the homes. The homes are as follows:

- 5,000± sq. ft. Brick home with a swimming pool constructed in 1988.
- 3,000± sq. ft. Brick home built in 1994
- 2,409± sq. ft. Home built in 1992
- 992± sq. ft. Home built in 2007

Near the homes is a nice cattle processing facility complete with steel pens, a processing barn, a quonset building, a building used to store several implements and a shop/office building. The most recent addition was in 2004 when a 5,000± sq. ft. insulated steel building was added. The building is wired and sits on concrete with a lean-to on the south side.

The pastures that are a distance from ranch headquarters have steel corrals and water wells. Currently, these wells provide water to the alfalfa crop which supplies alfalfa hay of very good quality for the ranch's cow herd.

There are circle irrigation systems on the land, along the Washita River.

There are several ponds and streams in the native grass areas of the A-Cross that are not only a good water supply but also provides excellent wildlife habitat. Hunters will not be disappointed with all this ranch has to offer.

If you have questions or would like to see this incredible ranch, please contact Ira Smith at 580-334-6001.

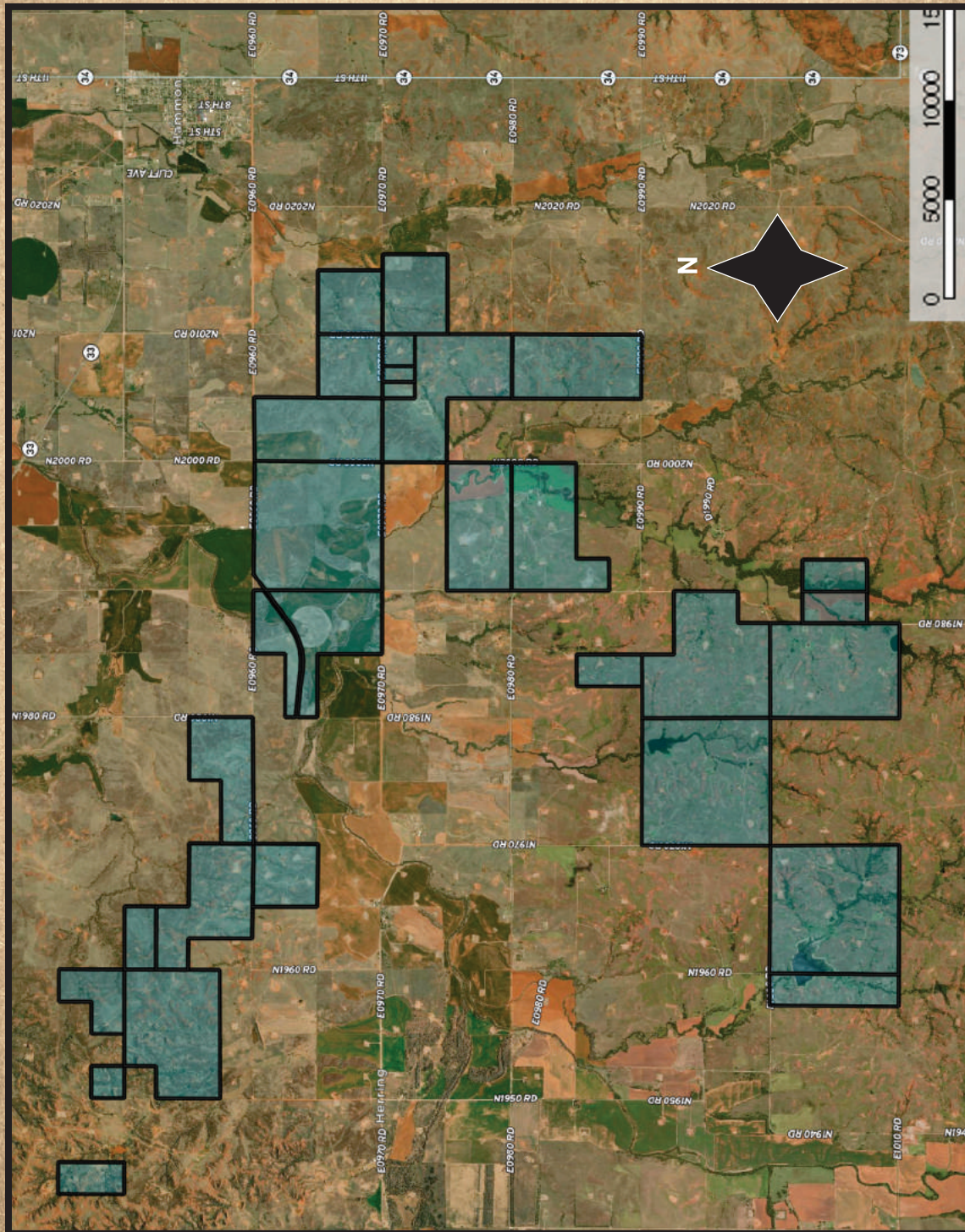
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# The A-Cross Ranch

## AERIAL MAP





# The A-Cross Ranch

## SOIL MAP

