

**Crown H Ranch**  
3945 Rd  
Bartlesville, OK 74003

**\$5,162,000**  
1,414± Acres  
Washington County



**Crown H Ranch**  
**Bartlesville, OK / Washington County**

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**SUMMARY**

**Address**

3945 Rd

**City, State Zip**

Bartlesville, OK 74003

**County**

Washington County

**Type**

Farms, Hunting Land, Ranches, Riverfront,  
Recreational Land, Residential Property, Single  
Family

**Latitude / Longitude**

36.8424 / -95.989

**Dwelling Square Feet**

1920

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

1,414

**Price**

\$5,162,000

**Property Website**

<https://arrowheadlandcompany.com/property/crown-h-ranch-washington-oklahoma/31102/>



## **PROPERTY DESCRIPTION**

This incredibly productive ranch is located in Washington County, Oklahoma, in the heart of Green Country. The ranch has a private drive that winds through the entirety of the property and comes in off a paved road just west of Dewey. There is 2,000 ft of paved county road frontage on the northern boundary of the ranch that borders one of the ranch's hay meadows.

**Production:** The Crown H has a carrying capacity of 424 pairs on the 1,414 deeded acres. These numbers were initially implemented by the USDA and the current owner has proved for 20 years the ranch is more than capable of handling this carrying capacity. The ranch has some upland prairie pasture with an incredible stand of Big and Little Blue Stem, Swithgrass and Indian grass. The bottom ground is where the ranch truly shines with 685 acres of improved grass, 8 traps all with tire tanks and phenomenal fences. The Crown H truly sets the standard for productivity while still maintaining recreational value. There are an additional 510 acres of leased land that is likely to transfer to the new owner only further increasing the profitability of the ranch. **NOTE:** The city of Bartlesville fertilizes this ranch annually per an updated soil sample and would like to continue the program for the new owner.

**Recreational Value:** Every evening from the porches of the homes and office, the whitetail deer population pours off the hill and fills the pastures and agriculture fields. There have been several mature deer taken off the ranch some of which score in the 160" - 170" range. With hard and consistent rains, the duck population always seems to find its way onto the ranch leading to some incredible stories from the blind. For years, the owners have watched the waterfowl fill the bottoms by the thousands. **Improvements:** (2) Custom 3 Bed, 2 Bath homes with metal roofs and rural water, 2,900 sq. ft. metal building with Heat/air which acts as the office with walk-in shower, bathroom and storage. The maintenance shop is also attached to the office making for the perfect location to conduct daily business. **NOTE:** 100% mineral ownership.

**Location and History:** The Crown H Ranch is located 5 miles from Dewey, 7 miles from Bartlesville and 50 miles from Tulsa. This area of Oklahoma is known for its winding rivers, expansive lakes, tallgrass prairie and rolling hills that are hallmarks of this lush region. Rich in culture and history, the ranch has a colorful past of cattle drives and characters to include Belle Starr and Tom Mix who have traveled over the ranch. This historically productive ranch is one of a kind, call me today for your private showing.



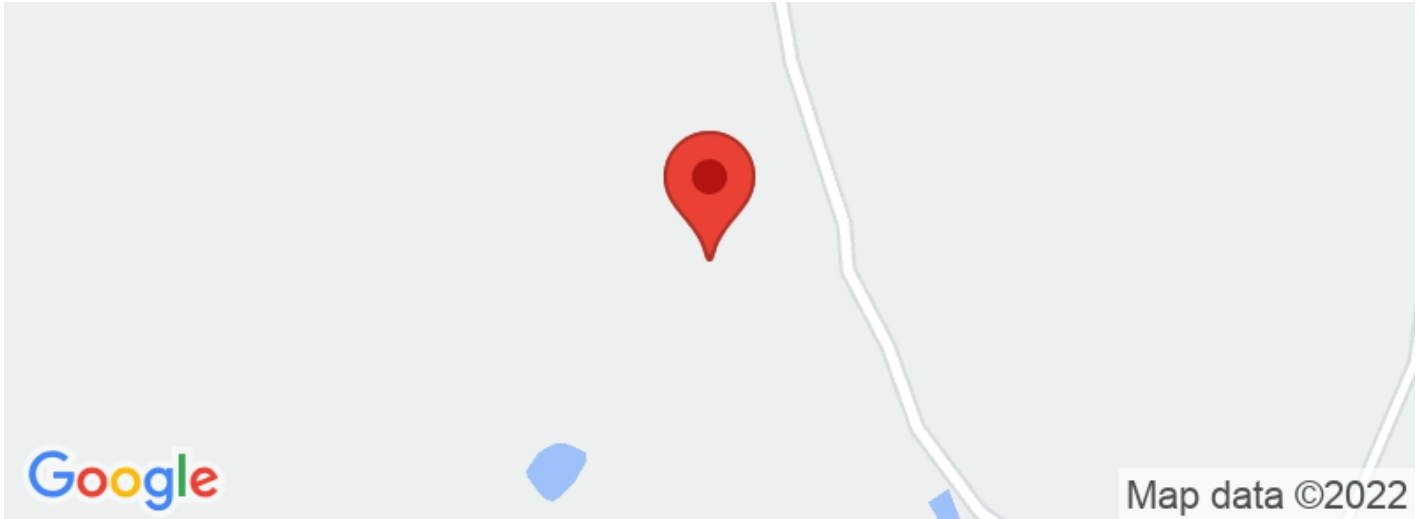


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## Locator Maps



## Aerial Maps





## LISTING REPRESENTATIVE

For more information contact:



### Representative

Steele Schwonke

### Mobile

(918) 424-6065

### Email

steele.schwonke@arrowheadlandcompany.com

### Address

### City / State / Zip

Depew, OK 74028

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## NOTES

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## NOTES

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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.

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