

DOK RANCH

10,504 ACRES
LANE, OKLAHOMA

A RARE OKLAHOMA LEGACY

*"A water-rich, wildlife-filled ranch
you won't want to miss."*



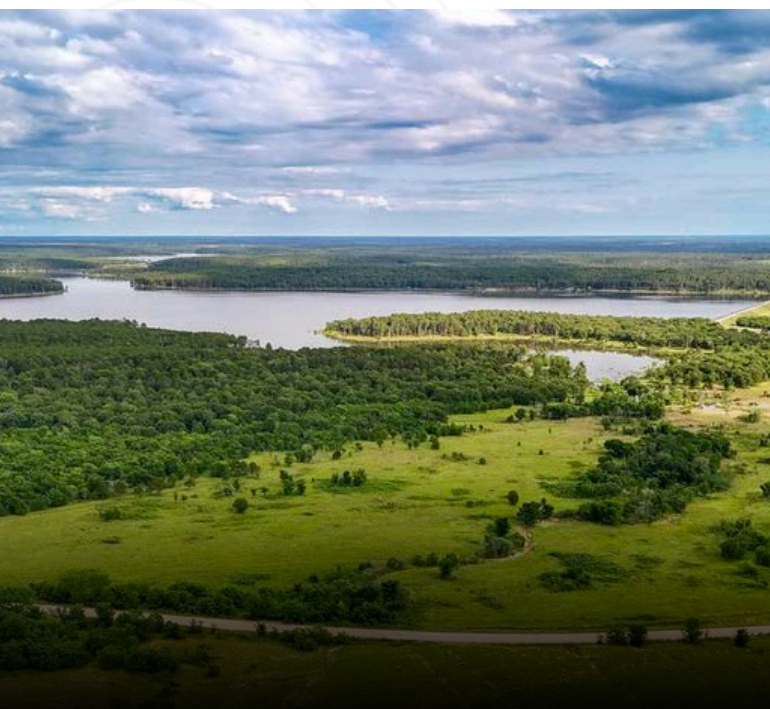
RANCHMAN
PROPERTIES
TEAM

WHERE NATURAL BEAUTY MEETS INVESTMENT POTENTIAL



Welcome to the DOK Ranch, an expansive and versatile ranch encompassing approximately 10,504 acres, with an additional 2,600 acres that could be bought, in scenic Atoka County, Oklahoma.

The DOK combines exceptional natural features, rich timber resources, productive pastureland, and impressive renewable energy potential, making it a premium investment for ranchers, conservationists, and developers alike.



Spans 10,504+ acres, combining scenic timber, productive pasture, and income potential. With 3,800+ acres of grazing land, over 2,500 acres of forest, and 7,000+ acres available for reforestation, it supports livestock, wildlife, and carbon credit opportunities. Rolling terrain, fertile soils, and native grasses create ideal conditions for agriculture and habitat. Nearly 10,000 buildable acres offer solar and wind potential, with proximity to a 300 MW transmission line, making this a rare investment with immediate utility and long-term upside.

EXCEPTIONAL FEATURES



DOK Ranch – Unmatched Land, Water & Wildlife

- 17+ miles of creeks, including four spring-fed with perennial flows, plus 62 ponds and potential lake sites
- 3,800+ acres of rolling pasture supporting 2,500 yearlings or 800–900 cow/calf pairs with perimeter and cross fencing
- Expansive white oak, elm, and red oak forests, with 7,000+ acres available for reforestation and carbon credits
- Nearly 10,000 buildable acres for solar and strong wind potential, near a 300 MW transmission line
- Rich habitat for deer, turkey, quail, waterfowl, and other native species
- Adjacent to McGee Creek State Park with 64+ miles of reservoir shoreline and 25+ miles of hiking trails

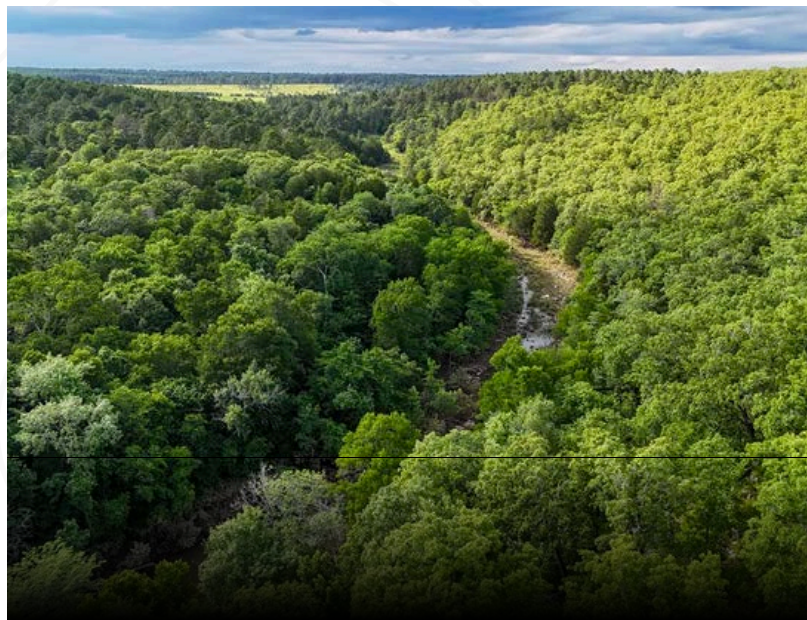
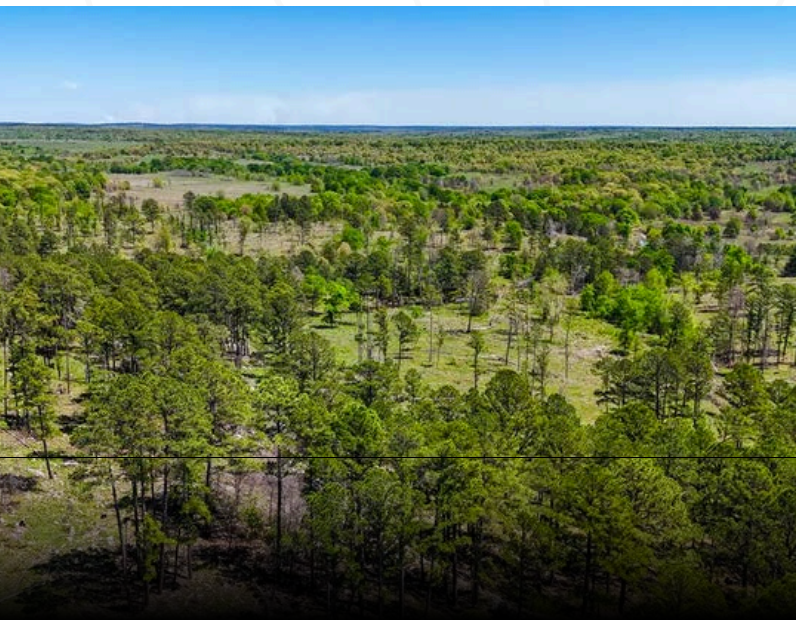
DOK Ranch blends exceptional recreational, agricultural, and investment opportunities in one turnkey estate.

ABUNDANT WILDLIFE ACROSS ROLLING TERRAIN

DOK Ranch offers thriving habitat across creeks, timber, and rolling pastures, supporting whitetail deer, wild turkey, quail, squirrels, and waterfowl. Deer and turkey populations are healthy and highly sought after, while quail and small game enhance upland hunting. Its diverse terrain and waterways create a true outdoorsman's paradise. The ranch's wildlife mirrors the rich ecosystems of nearby McGee Creek State Park and Atoka Wildlife Management Area, offering unmatched recreational opportunities.



ADDITIONAL PHOTOS





ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



KELLERWILLIAMS
LAND



940-320-9181



info@ranchmanproperties.com