

DOK Ranch
TBD W. McGee Creek Rd.
Lane, OK 74555

\$47,268,000
10,504± Acres
Atoka County



DOK Ranch
Lane, OK / Atoka County

SUMMARY

Address

TBD W. McGee Creek Rd.

City, State Zip

Lane, OK 74555

County

Atoka County

Type

Hunting Land, Ranches, Farms, Recreational Land, Timberland

Latitude / Longitude

34.363373 / -95.953236

Acreage

10,504

Price

\$47,268,000

Property Website

<https://ranchmanproperties.com/detail/dok-ranch-atoka-oklahoma/83027/>



PROPERTY DESCRIPTION

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.

Land:

This ranch offers a rare combination of natural beauty, agricultural productivity, and income-generating potential across 10,504+ acres. The ranch is rich in white oak, elm, and red oak, providing both scenic value and significant timber resources. Over 2,500 acres of forest canopy currently offset more than 12,600 tons of CO annually, with the opportunity for reforestation across 7,000+ acres—creating long-term potential for carbon credit revenue. The land also includes 3,800+ acres of gently rolling pastureland, perfect for grazing livestock. The holding capacity on the ranch could maintain 2,500 head of yearlings or 800-900 cow/calf pairs. The ranch has good perimeter fencing and a few cross fences.

Topography ranges from 460 to 760 feet in elevation, with slopes from 3% to 29%, offering diverse landscapes and excellent drainage. The soils—predominantly Bernow fine sandy loam, Bosville sandy loam, and Wrightsville silt loam—support a range of agricultural uses, while the ranch's location in Oklahoma's Cross Timbers ecoregion enhances its biodiversity and natural appeal. The native grasses on the ranch are characteristic of southeastern Oklahoma's Cross Timbers and Rolling Red Plains ecoregions, forming a resilient and productive foundation for both livestock grazing and wildlife habitat. Dominant species include Little Bluestem, Big Bluestem, Indian Grass, Switchgrass, Side-Oats Grama, and Eastern Gama Grass. These warm-season perennials are known for their drought tolerance, soil retention capabilities, and high forage value. Together, they create a diverse mosaic of vegetation that supports rotational grazing systems, enhances soil health, and provides critical cover and nutrition for whitetail deer, wild turkey, and other native wildlife.

Beyond traditional land uses, the property is primed for renewable energy development, with up to 9,988 buildable acres for solar leases and strong wind production potential. Its proximity to a 300 MW transmission line and substation adds infrastructure value, making DOK Ranch a one-of-a-kind investment opportunity with immediate utility and long-term upside.

Water:

The DOK Ranch is traversed by over 17 miles of meandering creeks, four of which are substantial enough to support spring-fed pools, perennial flows, and seasonal flood plains. Fueled by nearly 43 inches of annual rainfall, these waters carve through rolling terrain, dotting the landscape with deep rocky-bottomed pools ideal for bass, sunfish, and catfish. The network of creeks, fed by larger systems like McGee Creek and the Boggy Creek watershed, guarantees year-round water in key areas and sustains 62 ponds and potential lake sites. These features not only boost wildlife diversity—from whitetails and turkeys to migratory ducks—but also significantly elevate the ranch's recreational and conservation value, making it a water-rich Southeastern Oklahoma gem.

The ranch is also located next to McGee Creek State Park which features McGee Creek Reservoir with over 64 miles of shoreline and over 25 miles of hiking trails.

Wildlife:

DOK Ranch offers exceptional outdoor opportunities across its varied terrain of creeks, timber, and rolling terrain. The wildlife habitat mirrors that of the nearby Atoka Wildlife Management Area and McGee Creek State Park — a thriving environment for white-tailed deer, eastern wild turkey, bobwhite quail, fox and gray squirrels, and waterfowl species such as mallards and wood ducks in the seasonal waterways. Deer and turkey populations are healthy and "highly sought after," while quail and small game add depth to upland hunting experiences.

Location:

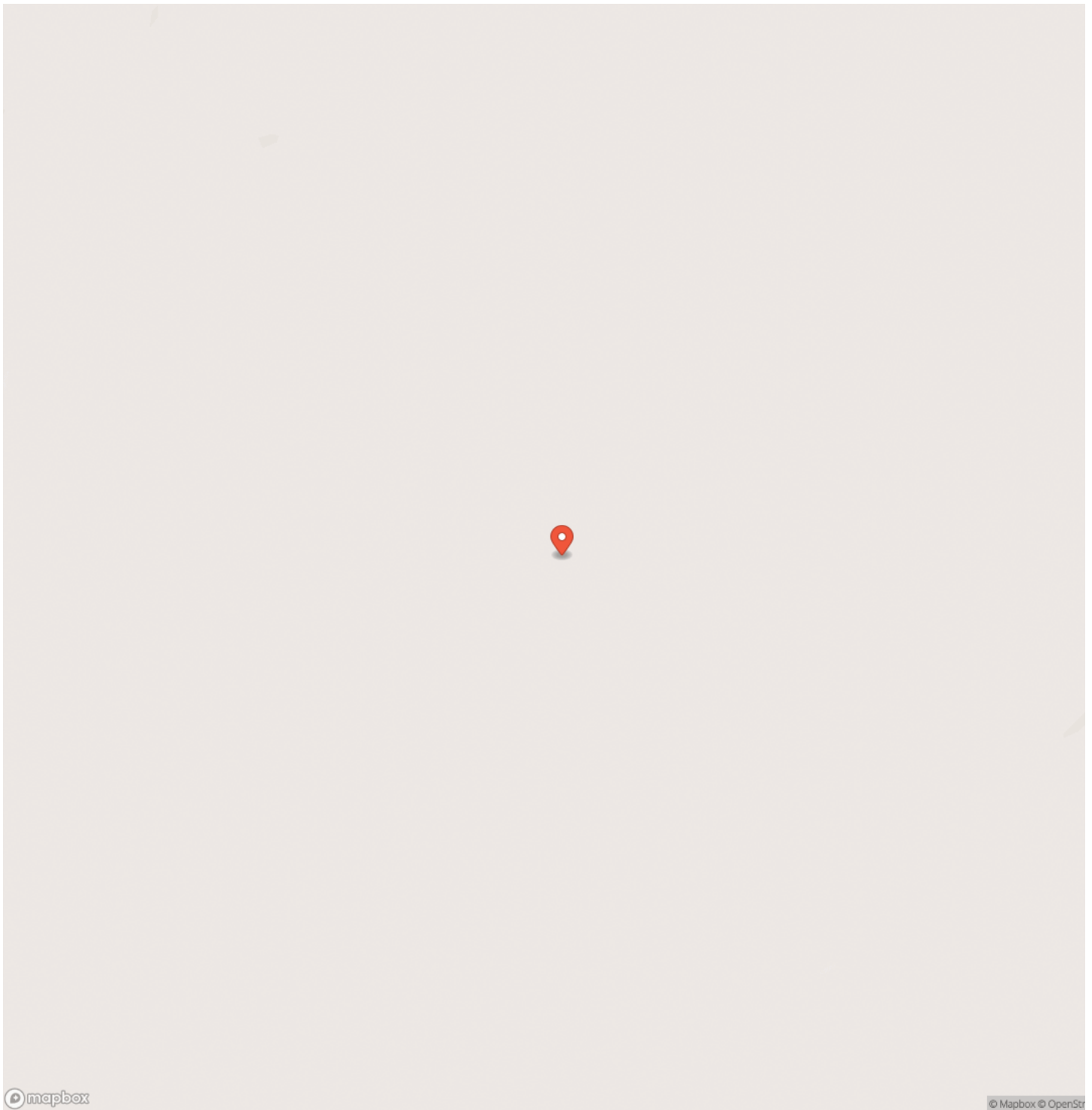
Located just 14 miles outside of Atoka Oklahoma, 108 miles from the DFW Metroplex, 144 miles from Oklahoma City, and 146 miles from Tulsa, OK, this ranch is centrally located between metropolitan areas. DOK Ranch is ready for its next owner. Give us a call today

for a private tour.

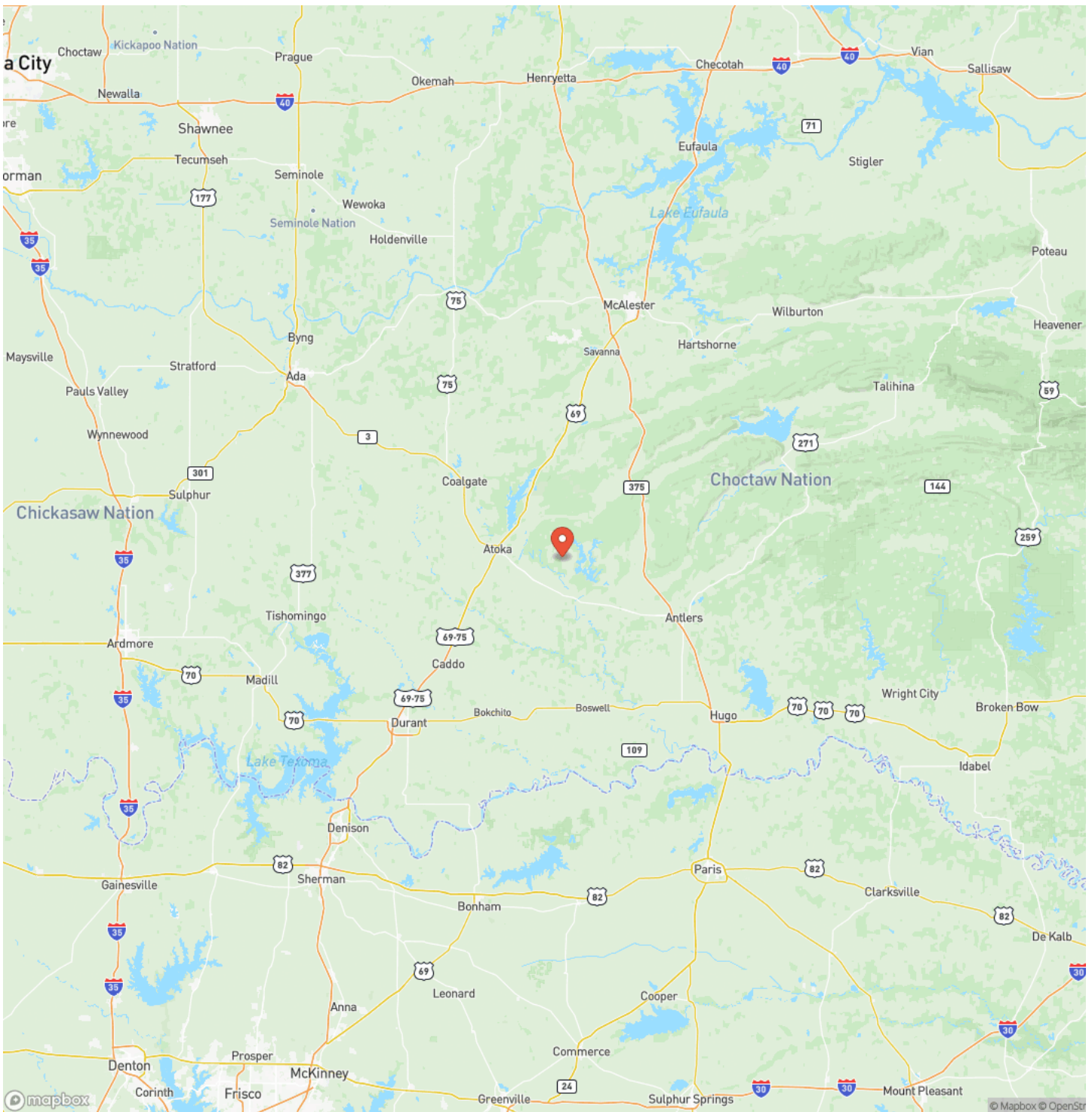




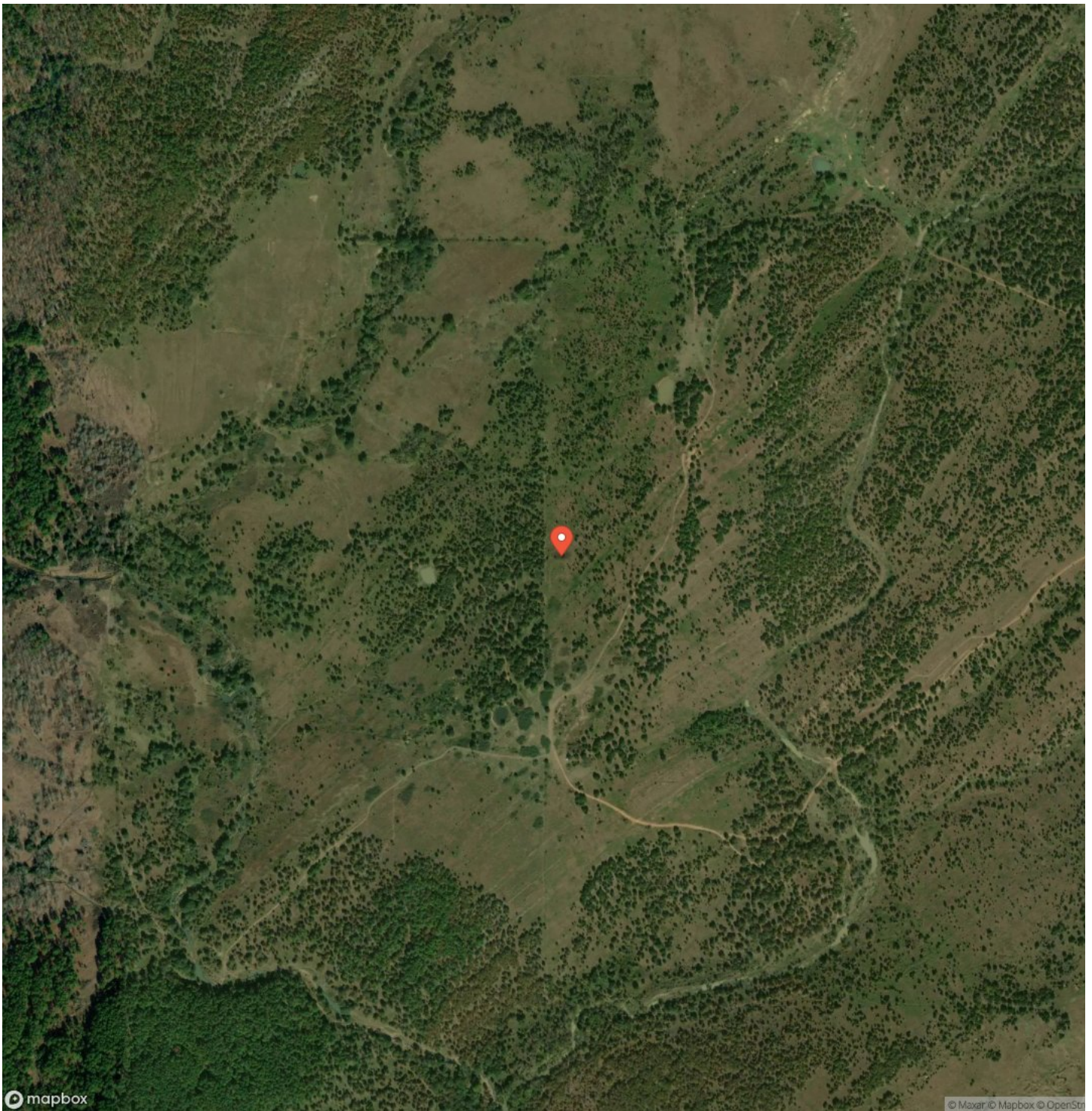
Locator Map



Locator Map



Satellite Map



DOK Ranch
Lane, OK / Atoka County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ben Clark

Mobile

(940) 206-9745

Office

(940) 320-9181

Email

ben@ranchmanproperties.com

Address

2434 Lillian Miller Pkwy

City / State / Zip

NOTES



MORE INFO ONLINE:

RanchmanProperties.com

[illegible]

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.



Ranchman Properties
2434 Lillian Miller Pkwy
Denton, TX 76205
(940) 320-9181
RanchmanProperties.com

