

TMR 480 RANCH
480± ACRES
CHOCTAW COUNTY, OKLAHOMA
\$2,775,000



(214) 361-9191
www.hrcranch.com

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OVERVIEW: TMR 480 Ranch is a stunning southeastern Oklahoma ranch that harbors over 17± acres of spring-fed surface water with the largest lake maintaining a superior Florida strain Largemouth Bass fishery. 480± acres lies quietly within 2.5 hours of D/FW, featuring vast terrain changes, copious amounts of surface water, and supporting improvements. The ranch is accessed via an all-weather county road running parallel to the eastern border of the property. Water features abound with both sides of spring fed Cedar Creek, multiple ancillary natural springs and

supporting tributaries meander through pinch points on the property. Abundant water features converge on the southern half of the ranch, creating excellent fishing and hunting opportunities for White-Tail Deer, waterfowl, and wild turkeys. A well-groomed trail system exists throughout the ranch as well as an aesthetically pleasing mixture of open pasture to mature tree canopy. The Seller owns additional property to the north and east of the subject property. This listing is being offered as a portion of a larger listing comprising 752± acres called Twin Meadows Ranch.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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LOCATION: TMR 480 Ranch is located ~12.5 miles northeast of Hugo, Oklahoma, on Tucker Road. Conveniently, the property lies ~4.5 miles east of Hugo Lake and ~145 miles northeast of Dallas, TX.

IMPROVEMENTS: The improvements include an immaculate log home comprising 3 bedrooms, 2 full bathrooms, a spacious living room with fireplace, full kitchen, and dining area. A matching, detached 2-car garage with shop space compliments the home.

In 2011, the Owner, together with professional assistance, engineered and constructed an earthen dam ~350 feet in length on the southern half of the property. As a result, the lake site development yielded a lake comprising 15± surface acres of spring-fed water. The lake site filled to capacity with water in early 2012. Since 2012, the owner has established a very formidable Florida strain Largemouth bass fishery intensely managed to produce trophy Largemouth bass. The lake is currently professionally managed by American Sportfish.

TREES, GRASSES, FORBES, AND SOIL: The ranch is located in the northern Red River Plains Region near the transition area leading to the Ouachita Mountains Region of Oklahoma. With approximately 410± acres of native timber, the tree species include varieties of Pine, majestic Red and White Oaks, Post Oak, Shumard Oak, Pin Oak, Hickory, River Birch and Cedar. An abundance of native forbs and browse such as Dogwoods, Illinois Bundleflower, American Beautyberry, Black gum and native acorns foster deer production. The ranch consists of 55± acres of native and improved pastures. The majority of these pastures contain Bahia grass together with native and improved grasses and flowers such as Little Bluestem, Common Yarrow, Common Bermudagrass and Coastal Bermuda. The pasture's variety of plants offer a mosaic scene flooded with bright colors and smells encompassing this property's beauty. The southern half of the property is traversed with creek bottoms full of mature hardwoods and natural springs. Most of the property's upland terrain is dominated by natural Pine and hardwood timber laden in Tenaha fine sandy loam; while Boggy fine sandy loam can be found within the creek drainages lined with hardwood timber.



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WATER: A primary water feature on this property is the 15± acre lake located on the southern half of the property. The lake's design and location provide optimal fishing, hunting and recreation in a gorgeous setting! The lake is home to an abundance of Largemouth Bass, panfish, baitfish, frogs, and waterfowl. The property maintains 1 other body of water comprising .7± surface acres. Multiple natural springs provide natural water supply to the lake, pond and creek beds. There are an additional 1.75± miles of spring fed creeks and tributaries flowing through the property including Cedar Creek. One water well serves the structural improvements on the ranch.

TOPOGRAPHY: This ranch's topography undulates from North to South. The northern portion of the property is dominated by fertile hay meadows, creek channels and Pine and hardwood timber with rolling topography. The Southern portion features pond sites, creek bottoms, picturesque topography and a mixture of Pine and

hardwood timber. The highest point on the property is approximately 610' ASL on the Northern half of the property sloping down to the lowest point just below 500' ASL on the Southern half of the ranch.

WILDLIFE AND FISHERIES: The property has been lightly hunted over the past 12 years and consequently maintains a healthy White-Tail Deer, Eastern Turkey, and multiple small game species population. Fertile food plots with blinds are present and additional plots for hunting areas could be easily developed. Green-Winged Teal, Wood Ducks, and other waterfowl species can frequently be found on the lake and pond throughout the property. The main lake is an established fishery having been stocked with Largemouth Bass, panfish, and baitfish. The secondary pond also offers fishing opportunities having been stocked with Largemouth Bass. All of these features combine to open the door to a year-round outdoor recreational paradise!



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LIVESTOCK PRODUCTION: While there are currently no cattle located on the ranch, a conservative carrying capacity estimate for commercial cattle is presently 20 AUs. This could be increased with additional grassland creation and management. The hay meadows on the ranch can produce up to four cuttings per year.

EASEMENTS: The only easements known to Broker are for residential electric lines.

MINERALS: Surface Only.

UTILITIES: One water well is located on the property and serves the structural improvements. Power runs into the property in one metered location.

PROPERTY TAXES: Most of the property carries an agricultural/timber exemption. Ask Broker for details.

SCHOOLS: Fort Towson Public Schools

PRICE: \$2,775,000.00 (\$5,781.25/ACRE)

BROKER AND COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

CONTACT:

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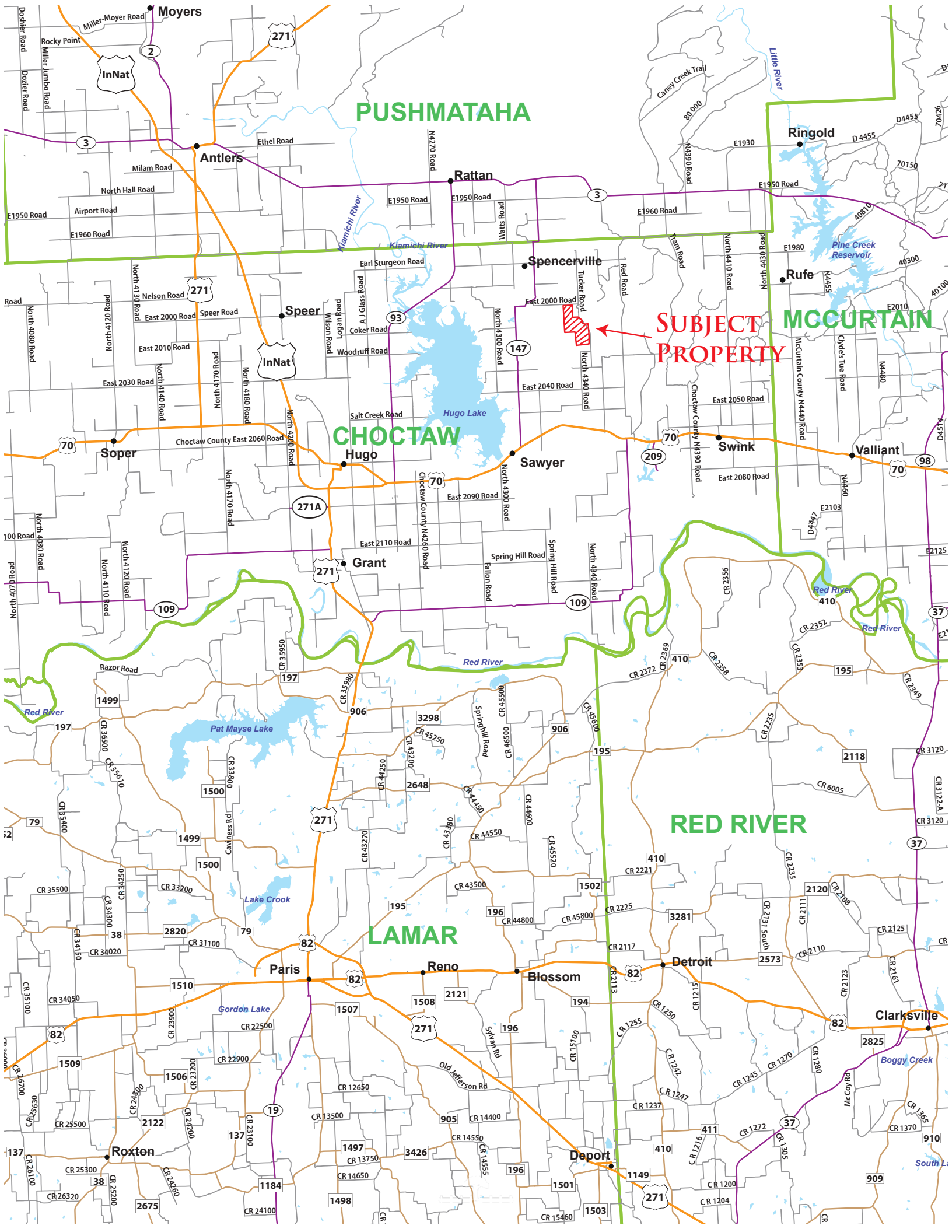
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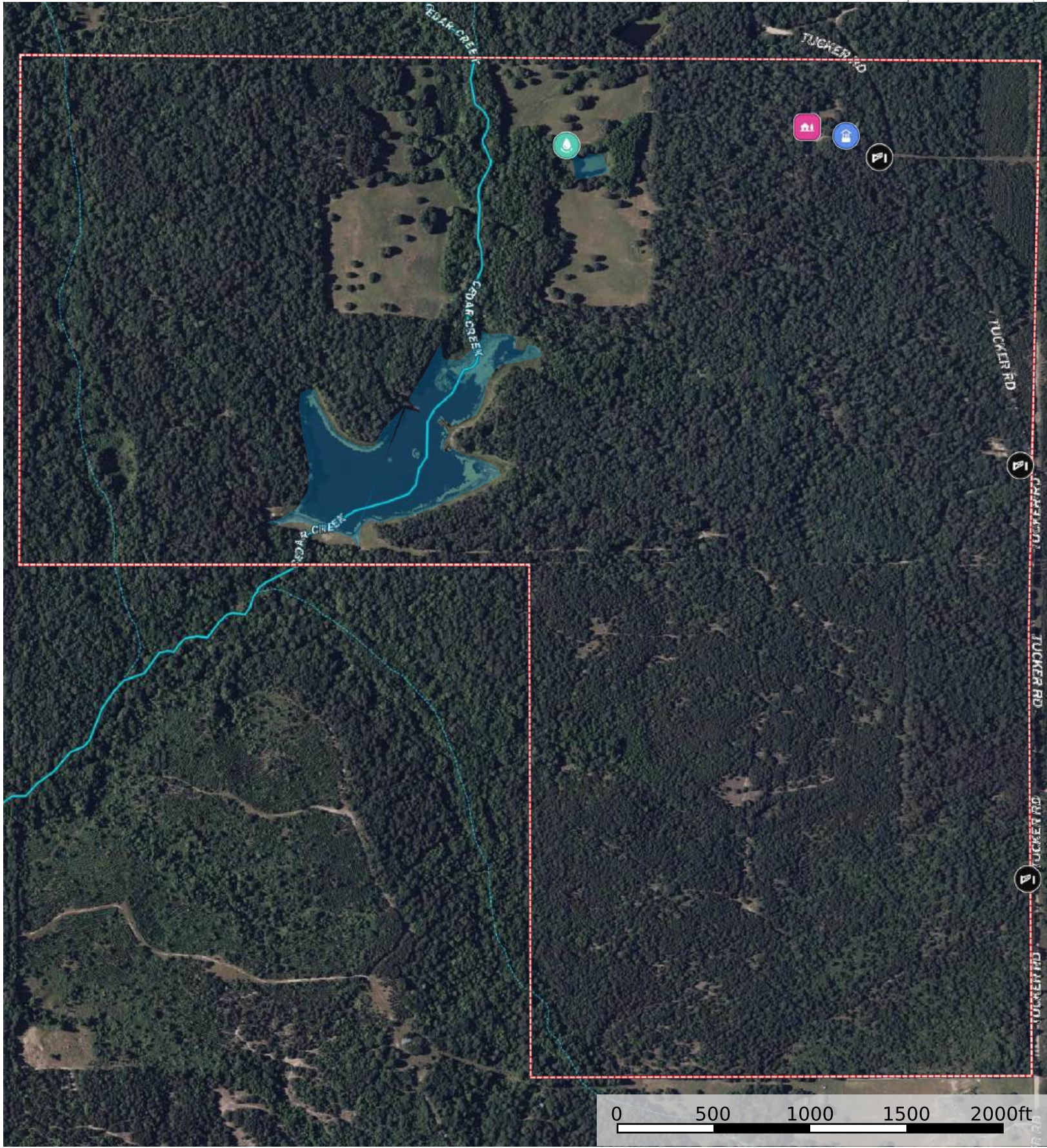


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Well

Spring

Gate

Cabin

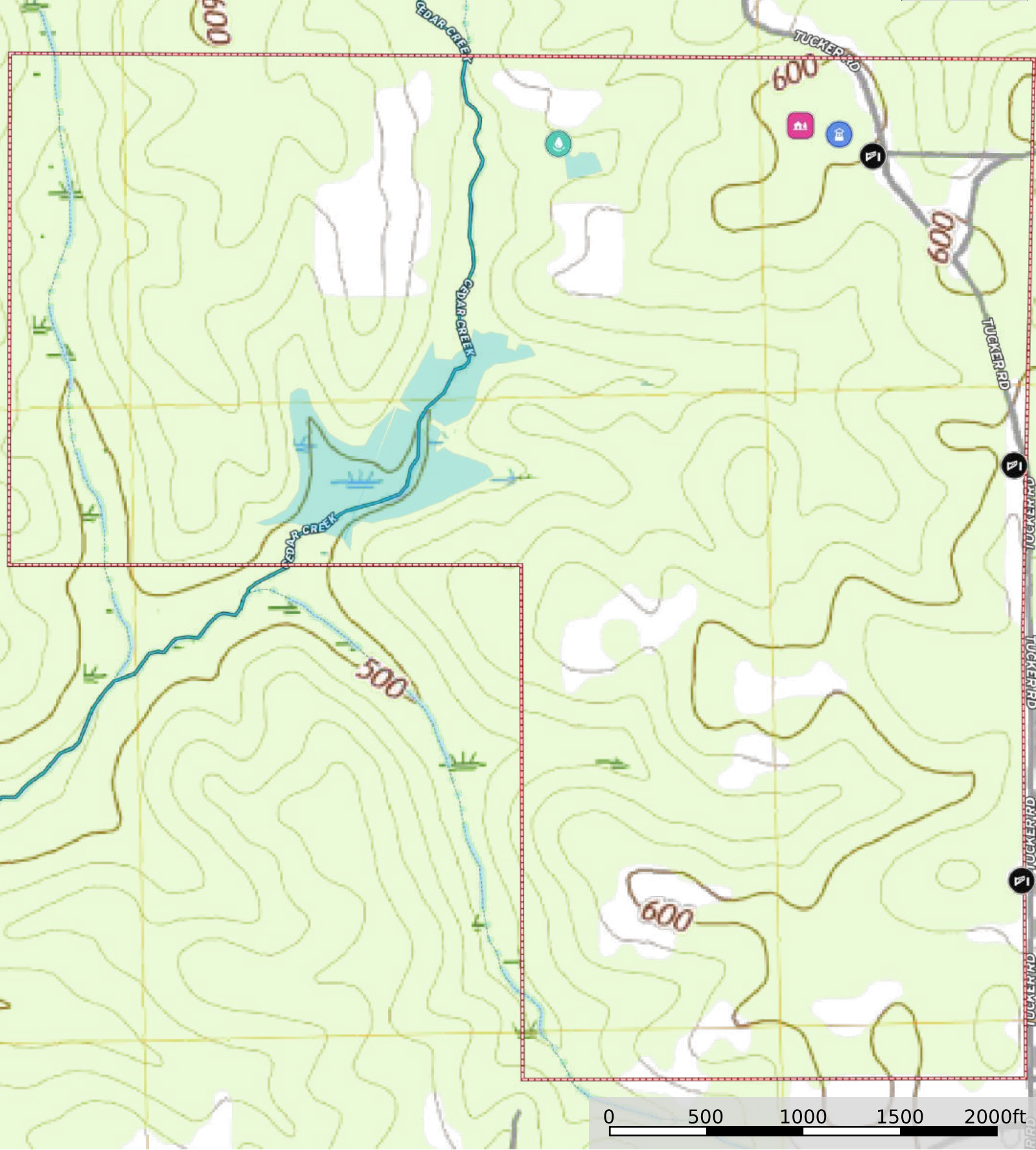
Pond / Tank

Boundary

Stream, Intermittent

River/Creek

Water Body



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