

BULL MOUNTAIN RANCH

1,857 \pm ACRES

COAL COUNTY, OKLAHOMA

\$6,499,000



Office: (214) 361-9191
www.hrcranch.com

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OVERVIEW: Welcome to one of the most exceptional whitetail properties in Oklahoma. Spanning 1857± contiguous acres in the legendary hills of Coal County, Bull Mountain represents a once-in-a-lifetime chance to own a proven free range trophy whitetail sanctuary with the size, seclusion, and habitat diversity required to consistently grow—and harvest—trophy whitetail.

Located near Coalgate, Oklahoma, an area renowned for its rugged terrain, thick cover, and ideal whitetail genetics, this ranch sits squarely in one of the state's most productive big-buck regions. The surrounding landscape has produced numerous giant whitetails, and this property stands at the pinnacle of that reputation.

This ranch is tailor-made for the hunter who wants the peace, control, and opportunity that only a large, diverse, and lightly-pressured property can provide. With proper management, this ranch offers an authentic and consistent possibility of harvesting a true record-book whitetail—not just once, but year after year.

Whether you're managing for trophy whitetail, running a family hunting retreat, or building a legacy property, this ranch provides the scale and structure needed to develop one of the top private deer herds in Oklahoma.

This is more than acreage...It's a once-in-a-generation opportunity to own a world-class whitetail property.



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LOCATION: The ranch is located roughly 7 miles NW of Coalgate Oklahoma, and is ideally positioned for convenient access from major metros:

- Less than 2.5 hours from the Dallas–Fort Worth Metroplex
- Approximately 2 hours from Oklahoma City
- Approximately 2 hours from Tulsa

The combination of privacy and accessibility makes it perfectly suited for weekend hunters, corporate retreats, and family getaways alike. A legitimate chance at a record-book buck in your own backyard.

HUNTING & WILDLIFE: For more than 25 years, the ranch has been meticulously managed by the same dedicated team, resulting in one of the most balanced and productive wildlife programs in the region. The property has produced countless Pope & Young- class bucks and numerous Boone & Crockett class trophies, a testament to exceptional

stewardship and a long-standing commitment to meticulously managing the heard. Doe managment and a concentrated effort to allow bucks to reach maturity are evident across the vast property as rubs and scrapes dot the landscape like stars in the night sky. Whether it's the heart stopping action of dominant bucks locking horns during the rut with a bow in hand, or the ever difficult task of steadyng crosshairs on a buck of a lifetime, Bull Mountain leaves you at a loss for words.

In addition to its legendary whitetail herd, the ranch supports a thriving population of Rio Grande turkey, offering consistently strong spring hunts. Wingshooters will appreciate excellent dove hunting around the numerous ponds and seasonal waterfowl hunting across the ranch's diverse habitat. For those seeking variety, the property also provides opportunity for hog and predator hunting to round out a truly comprehensive wildlife experience.

Trail Cam photos and harvest photos available upon request for qualified buyers.



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TERRAIN: The property features gently rolling terrain with elevations ranging from 690 to 770 feet above sea level. Approximately 70% of the land is covered in a diverse mix of hardwoods, including oak, elm, walnut, hickory, osage, and native pecan. Most of the cedar has been cleared, though select mature trees remain. The remaining 30% consists of a mix of native range and Bermuda grasses.

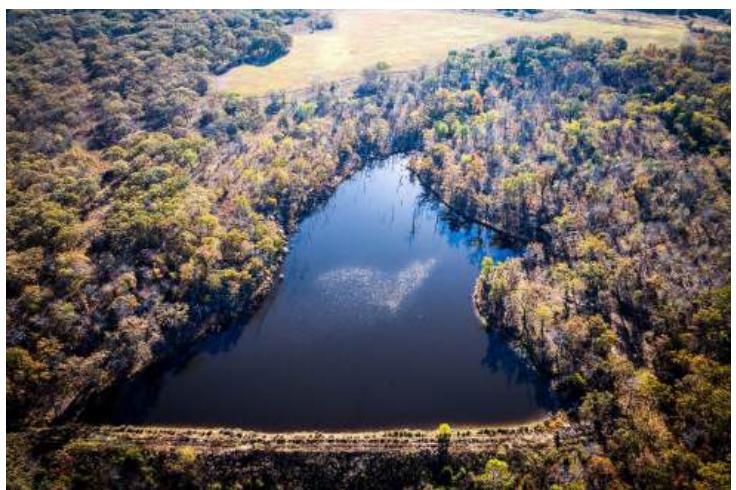
Over 16 miles of trails allow access throughout the ranch.

A thoughtfully implemented prescribed burn program has aided in the thriving native browse located across the ranch.

SURFACE WATER: The ranch offers an exceptional water profile, highlighted by 10 well-distributed ponds that provide reliable wildlife support and scenic diversity across the property. At its centerpiece lies a beautiful 4+/- lake that has been stocked with smallmouth bass and provides excellent angling opportunities as well as a stunning backdrop for a future homesight.

Multiple seasonal creeks meander through the landscape, adding valuable drainage, habitat, and natural character. The largest of these is Little Caney Boggy Creek that runs north-south along the eastern half of the ranch.

WILDLIFE FOOD PLOTS: There are five fields / food plots on the ranch that have been planted to winter wheat in past years to provide a supplemental food source. The fields range in size from 0.60 to 13.2 acres.



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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EQUIPMENT: All infrastructure listed below is conveyed with the sale:

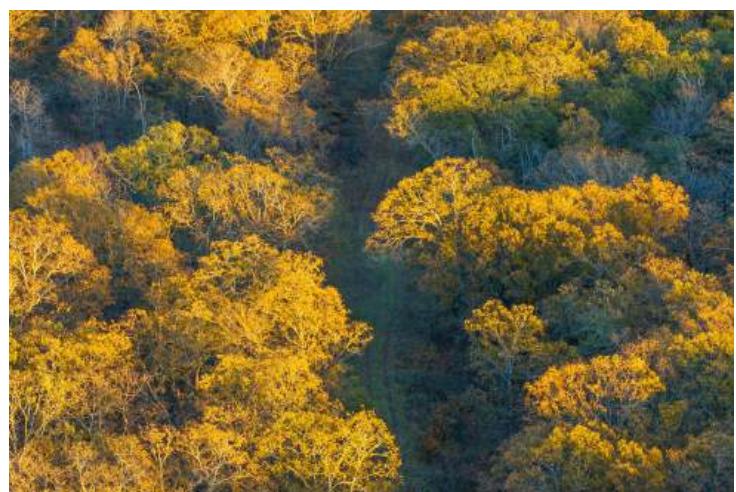
- Blinds/Ladder Stands- There are 8 deer blinds and 8 ladder stands on the property.
- Feeders- There are 9 Texas Hunter 300 lb stand and fill directional feeders, 2 1,000 lb free choice feeders and 2 300 lb tripod barrel feeders on the ranch.

FENCING: The property's perimeter consists of eight miles of five-strand barbed-wire fencing with a drivable lane running alongside it. All perimeter fencing is in good to excellent condition. The internal cross-fencing is also in good to excellent condition, dividing the property into pastures of approx. 1,372 acres, 94 acres, and 391 acres.

IMPROVEMENTS: Other than fencing and wildlife feeders, blinds, and stands, there are no structural improvements. Build your home / headquarter structures of choice.

MINERALS: It is not believed that the owner owns any minerals. Oil and gas production is located along the northern quarter of the property and 1 additional well in the southwest corner along the county road.

EASEMENTS: Three well-maintained gas pipelines provide excellent trail access to the interior of the property, as well as 1 Oklahoma City Water transfer line that serves as the main ranch access from the south. Additionally, there is a well-maintained oil field service road that services the production on the northern portion of the ranch.



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SCHOOL DISTRICT: Coalgate Public Schools

TAXES: Ag-exempt. 2025 property taxes were \$1,137.00.

SUMMARY: Bull Mountain is truly a once-in-a-generation opportunity to own a world-class whitetail property in the heart of southern Oklahoma. As mentioned in the video, "I have been blessed to hunt all over the Midwest, on phenomenal farms across Iowa, Kansas, and Missouri. I would trade all that in, to call Bull Mountain my home."

BUYER & BROKER INFORMATION: Buyer's Agent/Broker must be identified upon first contact with Listing Agent/Broker and Buyer's Agent/Broker must be present on initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

PRICE: \$6,499,000.00 (\$3,499.73/acre)

CONTACT:

Hortenstine Ranch Company, LLC

12740 Hillcrest Road, Suite 230

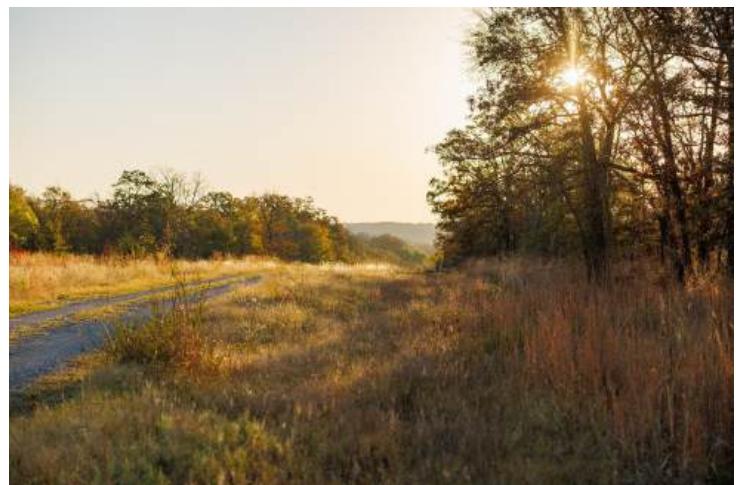
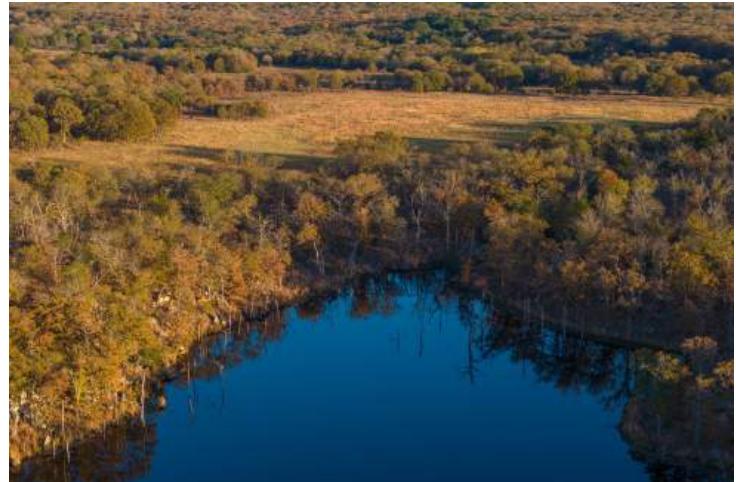
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Jonathan James- Agent

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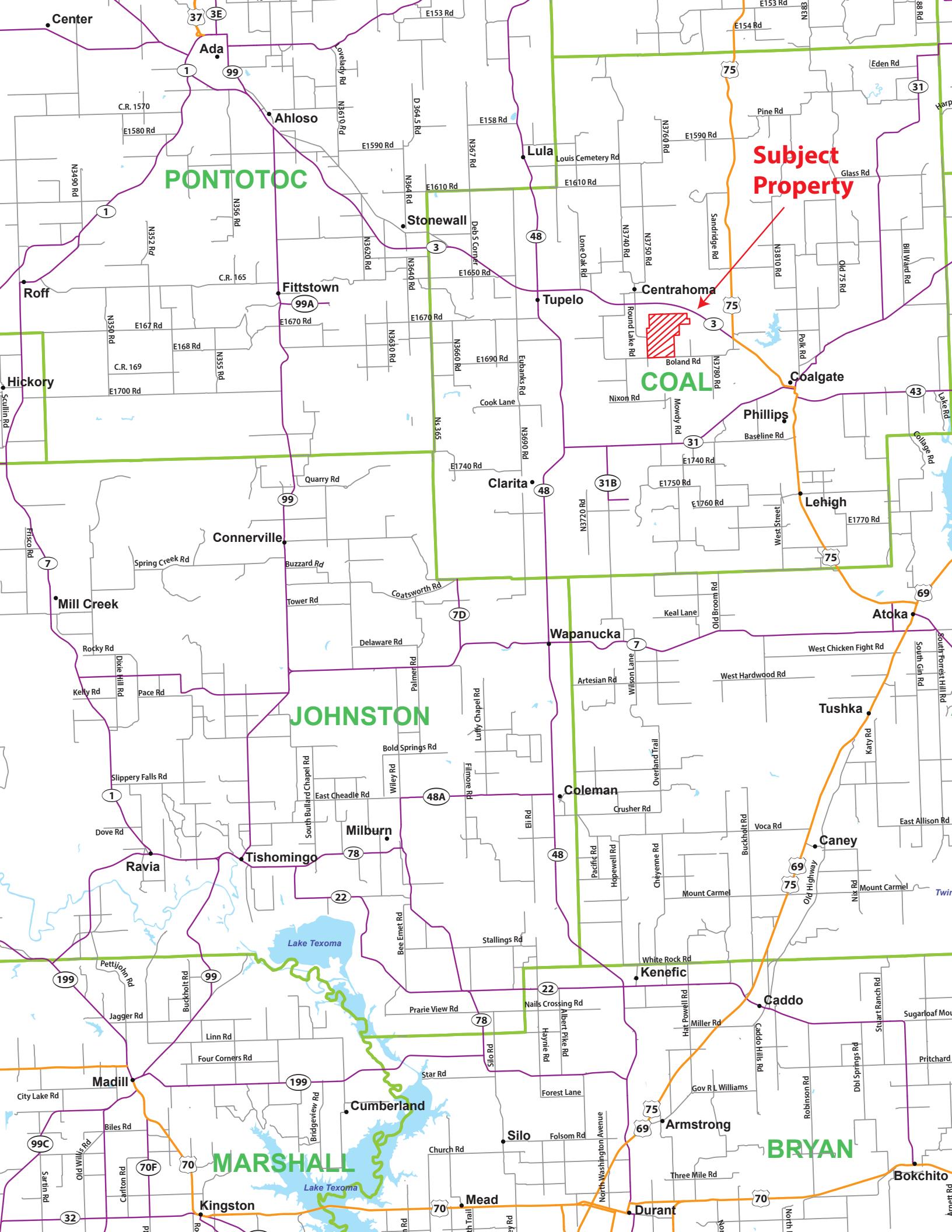
jonathan@hrcranch.com

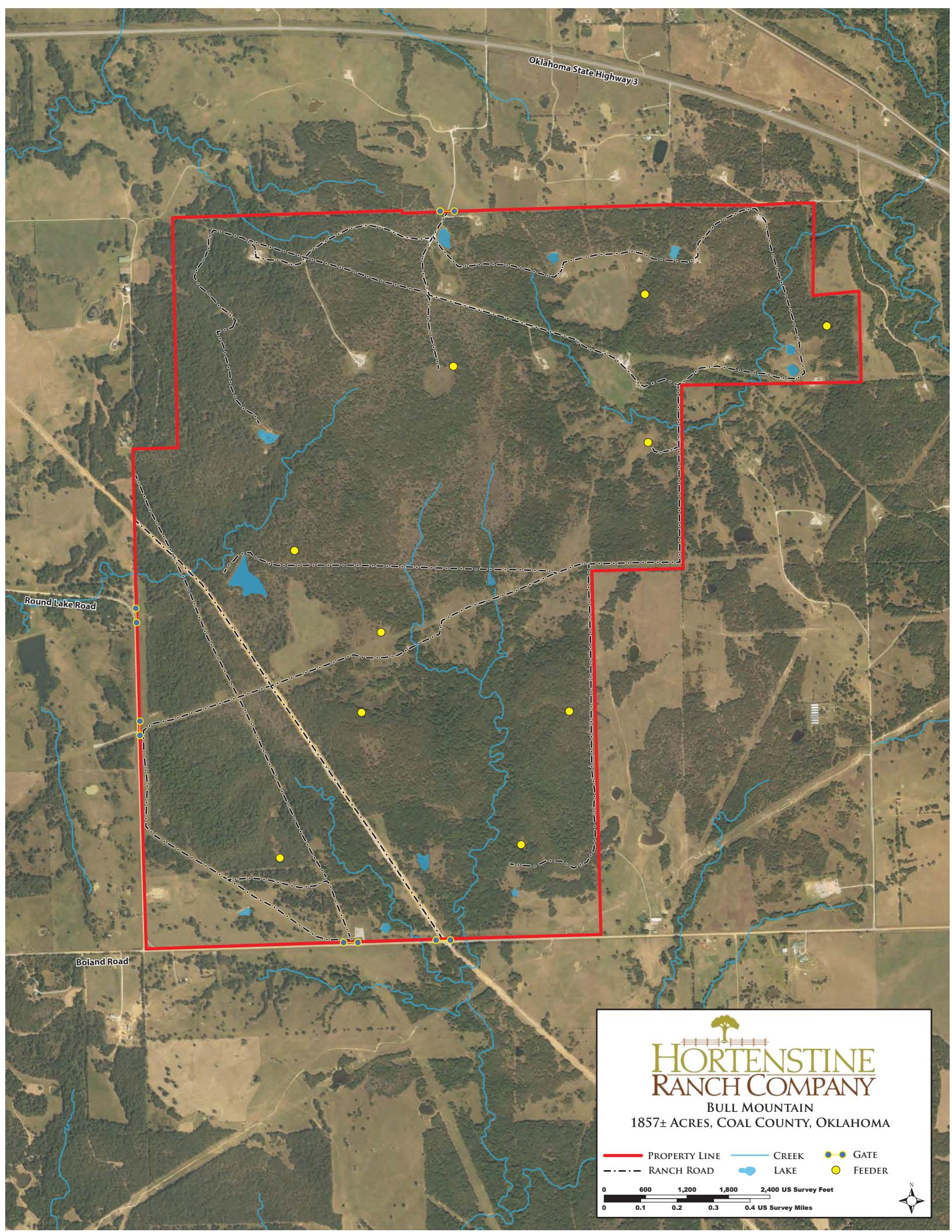


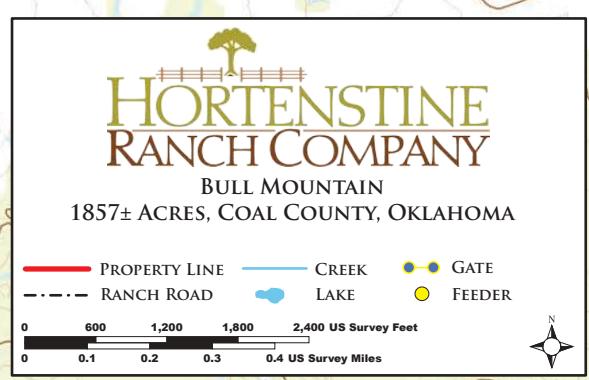
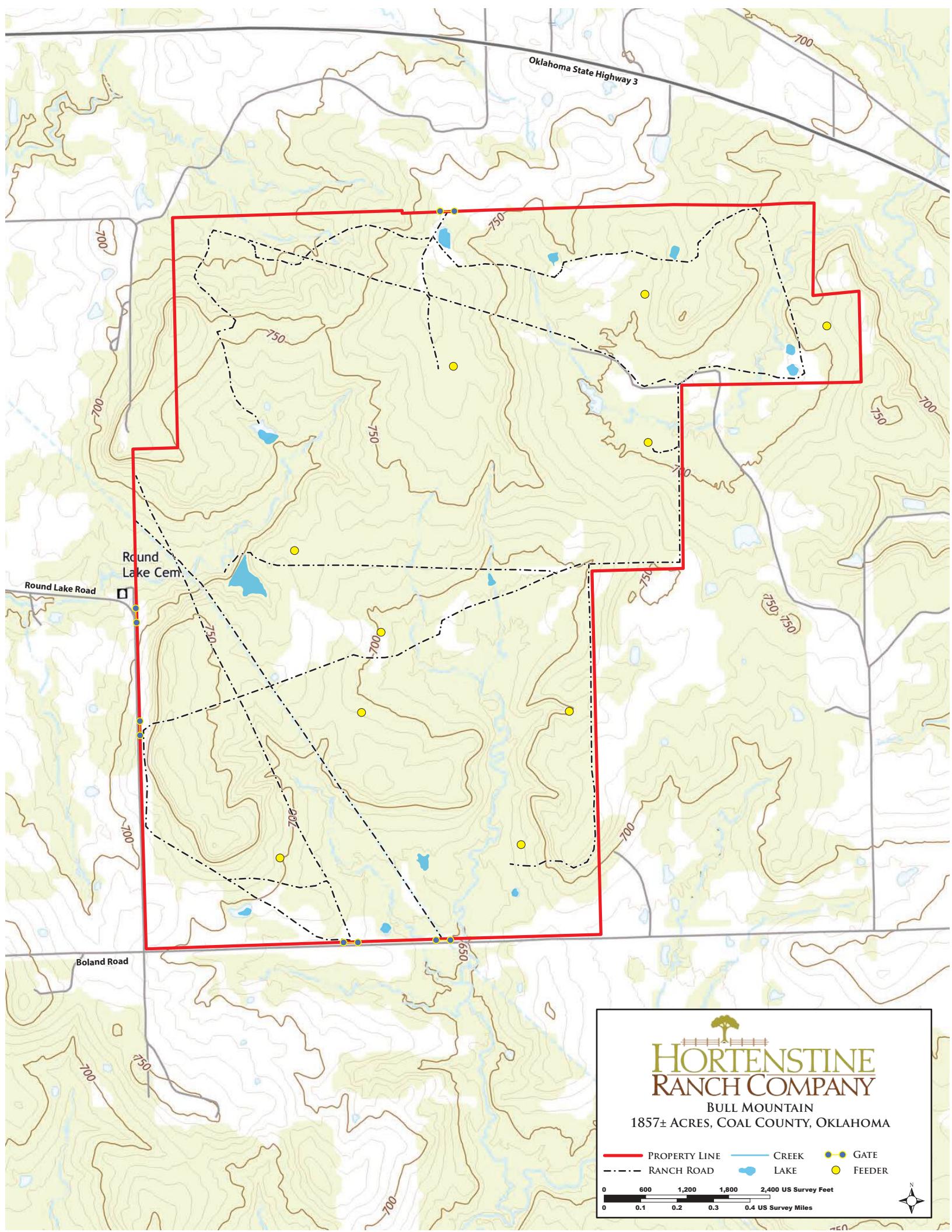
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