

TWIN MEADOWS RANCH

752± ACRES

CHOCTAW COUNTY, OKLAHOMA

\$3,950,000



(214) 361-9191
www.hrcranch.com

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OVERVIEW: Twin Meadows Ranch is a stunning southeastern Oklahoma ranch that harbors over 18+/- acres of spring fed surface water with the largest lake maintaining a superior Florida strain Largemouth Bass fishery. 752+/- 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 and its supporting tributaries meandering 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.

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: Twin Meadows 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. Located north of the home site, a well-constructed r-panel building measuring ~30 ft. X ~60 ft. provides additional bunk space and storage with end cap roll up doors. 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 685+/- 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 70+/- 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 2 other bodies of water ranging from 0.7± to 1± surface acres. Multiple natural springs provide natural water supply to the lake, ponds and creek beds. An additional 1.75± miles of spring-fed creeks and tributaries flow through the property, including Cedar Creek. Three separate water wells serve 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 creek channels, pond sites, pine and hardwood timber with rolling topography. The Southern portion features fertile hay meadows, lake sites, creek bottoms, picturesque topography and towering Pine

timber. The highest point on the property is approximately 630' 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 ponds throughout the property. The main lake is an established fishery having been stocked with Largemouth Bass, panfish, and baitfish. One of the secondary ponds also offers fishing opportunities. 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: Three water wells are located on the property and serve the structural improvements. Power runs into the property in three metered locations.

TAXES: Most of the property carries an agricultural/timber exemption. 2024 property taxes were ~\$1,700.

SCHOOLS: Fort Towson Public Schools

PRICE: \$3,950,000.00 (\$5,262.60/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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