

BLACK RANCH
1,160± ACRES
MURRAY COUNTY, OKLAHOMA
\$2,552,000 (\$2200/ACRE)



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

BLACK RANCH

MURRAY COUNTY, OKLAHOMA | 1,160± ACRES



PROPERTY OVERVIEW: East of the Arbuckle Mountains, in an area once known as the “Field of Eden”, Indian Chiefs from the Southern Plains Tribes would journey with their sick and ill to a place with spring water so pure it was believed to cleanse both body and soul. Long before the land would ever be seen by early 1500’s era explorers, the Southern Plains Indian Tribes would bath in the curative and spiritually powerful springs near present-day Sulphur. Today, just 8.4 miles northeast of those same creeks and the town of Sulphur, the Black Ranch is offered “For Sale” for the first time in over 90 years.

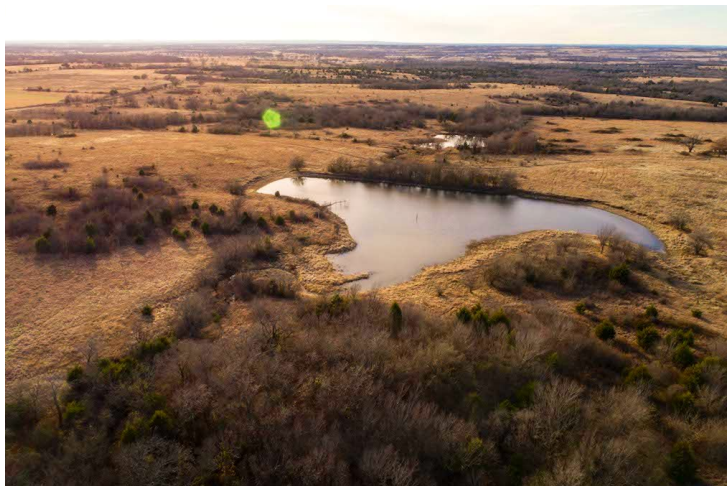
The Black Ranch is a diverse cattle and recreational ranch found in the northeastern portion of highly sought-after Murray County in Central Oklahoma. The ranch offers scenic terrain with dramatic topography and big views, numerous potential building sites, mature hardwoods, miles of seasonal creeks, rolling native bluestem pastureland, and plenty of surface water. Primary features include perennial Cochran Creek, multiple stock ponds, a 25-30 acre potential lake site, outstanding wildlife habitat and strong native pastures for grazing cattle.

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



BLACK RANCH

MURRAY COUNTY, OKLAHOMA | 1,160± ACRES



LOCATION: The ranch is located 140 miles north of Dallas, 90 miles southeast of Oklahoma City, and 8.6 miles northeast of Sulphur, OK with approximately 1 ¼ miles of frontage along East Palmer Road (aka E1690 Road). There is a main gate and a secondary entrance providing good access to the ranch. Interior roads are somewhat limited, but in good condition with gravel in some areas.

DIRECTIONS FROM OKLAHOMA CITY (1 hour, 30 minute drive): Take I-35 South to Exit 66 for OK-29 toward Wynnewood, OK. Take East Robert S. Kerr out of Wynnewood. Travel east for 12+/- miles before turning right onto US-177. Take US-177 south for 6+/- miles before turning left onto East Palmer Road. The entrance gate to the ranch will be 4.0+/- miles on your left.

DIRECTIONS FROM DALLAS/ FORT WORTH (2 hour, 15 minute drive): Take I-35 North to Exit 51 for US-77 and Davis, OK. Go north towards Davis, OK for 3.6 +/- miles before turning right on Main Street, which turns into Oklahoma State Highway 7. Go east for approximately 6.2 miles, before turning left onto the Chickasaw Turnpike. Go north for 3.5 +/- miles exiting onto US-177, go north for 1.4 miles before turning right onto E Palmer Road. The entrance gate to the ranch will be 4.0 +/- miles on your left.

AREA ATTRACTIONS: The Chickasaw National Recreation Area measures 9,898+/- acres, open to the public for horseback riding, hiking, fishing, camping, trail riding and much more. Built in 1966 by the Bureau of Reclamation, a large portion of the Chickasaw National Recreation Area is the 2,401+/- acre Lake of the Arbuckles. Incredibly scenic and clear, the lake is the main water supply reservoir for the city of Ardmore. Featuring 36 miles of shoreline, this lake has been rated as the best bass fishing lake in the state by the Oklahoma Department of Wildlife Conservation.

Sulphur, Oklahoma is home to the Artesian Hotel, Casino and Spa, as well as several fine dining and casual restaurants. It is also home to the Chickasaw Cultural Center including a Museum, Amphitheater, Sky Pavilion, Art Gallery, Traditional Indian Village and a café. The town population is ~4,794 and Sulphur remains a popular tourist destination.

AREA HISTORY: Many Indian legends and traditions are written in the springs that surround present-day Sulphur and Murray County. Indian Tribes of the Southern Plains took their sick and ill to the springs for over 500 years, it is written that the Indians knew of 'Medicine Springs' 50 years before Coronado, a Spanish Explorer, would be the first European to see them in 1541.

In the 1830s, the Five Tribes (Cherokee, Chickasaw, Choctaw, Creek, and Seminole) from the Southeastern U.S. were resettled in Indian Territory, present-day Oklahoma. At that time Oklahoma was known for its abundance of wildlife. By the outbreak of the Civil War in 1861 the Cherokee Nation alone had nearly a quarter-million head of cattle grazing on the fertile native grasses of southcentral Oklahoma. Sulphur lays between the famous Texas and Chisholm Trails.

In 1902, the United States federal government purchased over 700 acres from the Chickasaw Nation and deemed the area "Sulphur Springs Reservation." Today, the park has been renamed the Chickasaw National Recreational Area.

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



BLACK RANCH

MURRAY COUNTY, OKLAHOMA | 1,160± ACRES



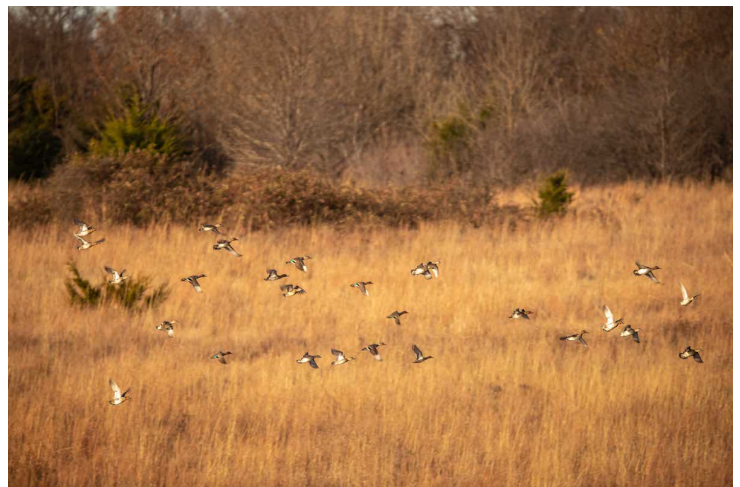
TERRAIN: The Black Ranch ranges in elevations from ~1,264' near the eastern boundary to ~1,086' near the western boundary for a total of ~178' of elevation change. The land is marked by a scenic transition from east to west throughout the property. Picturesque open hilltops and pastures transition into wooded draws with seasonal drainages flowing into Cochran Creek. Primary soils are Clarita Clay, the Catoosa-Shidler Complex and Garvin & Elandco.

FENCES, PASTURES & CATTLE: Native pastures with bluestem grasses are found throughout the ranch with over 50% of the ranch being open. Carrying capacity is 1 animal unit per 8-10 acres or 130+/- head of cattle in normal years. There are 3 primary pastures, a smaller 4th pasture, several traps, and a good set of steel corrals. Perimeter fences are in excellent condition with the exception of the Southwest corner and the western portion of the North fence. Interior cross-fencing is in good to poor condition.

STRUCTURAL IMPROVEMENTS: Three older, wood-framed & metal-sided barns/ outbuildings are located near a good set of steel working pens with a nearby water well. A second water well was hand-dug in 1944 and sits near an old homesite no longer in existence. A third water well is near the barn and pens having an old windmill on it. Depth and condition of the wells is unknown at this time.

TREE COVER & WILDLIFE HABITAT: Approximately 50% of the property is wooded with mature pecan trees, elm, oak, cottonwood, sycamore, redbud, and other tree species common to the area. Brush and beneficial browse for wildlife include greenbrier, blackberries, sand plum and other native species. The draws and riparian creek areas are all wooded and there are other areas with tree cover. The diversity of vegetation, cover, reliable water sources, and natural travel corridors created by the landscape all combine to provide top-tier wildlife habitat.

WILDLIFE & HUNTING: The array of wildlife on the Black Ranch is a unique and virtually unpressured with little to no hunting. The whitetail deer herd in this region regularly produces trophy sized bucks scoring in the 150-160 B&C class. In addition to the deer, Rio Grande turkeys are numerous in this part of Murray County, and provide outstanding hunting. Feral hogs, dove, ducks, bobcats, coyotes, varmints, reptiles and a variety of songbirds all thrive within the impressive wildlife habitat found throughout the property.



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



BLACK RANCH

MURRAY COUNTY, OKLAHOMA | 1,160± ACRES

WATER FEATURES: Cochran Creek is a seasonal clear creek that traverses the northwestern part of the property for approximately 1.64+/- miles. There are numerous seasonal/wet-weather creek drainages that drain water throughout the property, supplying water to 9 stock ponds and one lake approximately 3.5 acres in size. In the southern portion of the property, four draws/drainages converge to form an unnamed creek that flows into Cochran Creek just off the western boundary of the property. This drainage system appears to have an excellent potential lake site, measuring approximately 25-30 surface acres in size.

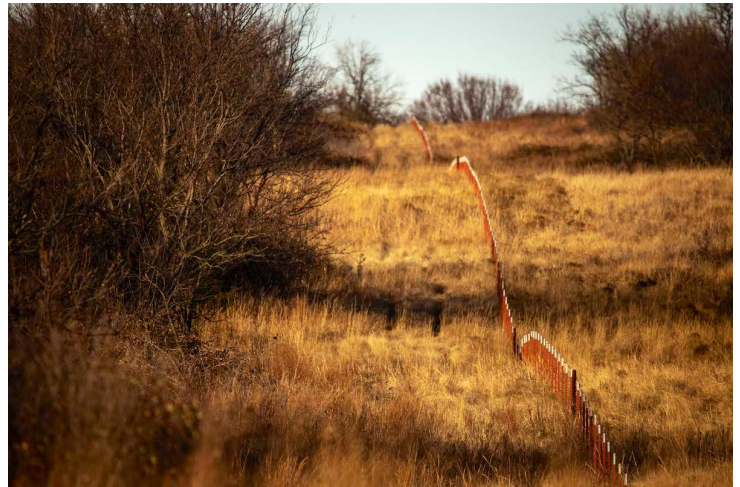
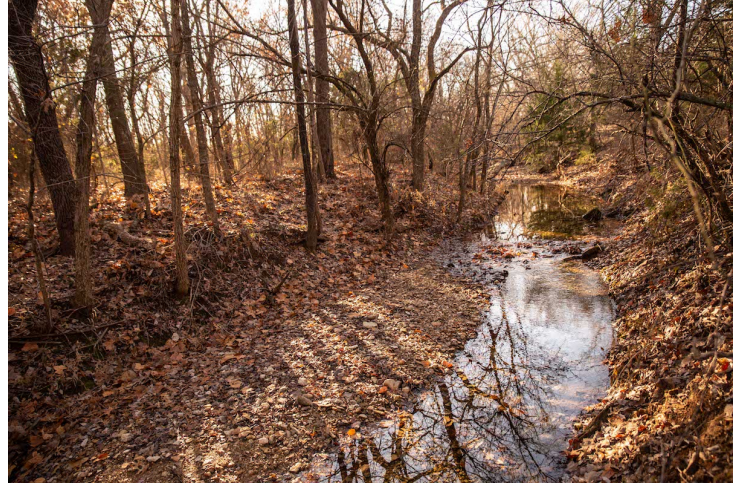
FISHING: The stock ponds are believed to provide good fishing opportunities for black bass, crappie and catfish. The avid angler also has the ability to fish on nearby Lake of the Arbuckles, where a public boat ramp is found only 30 minutes SW of the ranch.

RIGHT-OF-WAYS: A medium to large transmission line with wood poles crosses the property in the northwest corner of the ranch for approx. 0.97+/- miles. It doesn't appear to have an adverse effect on the quality of the property and provides good, internal access. There is also a smaller electric line providing electricity to the barn, pens, and water well.

10 ACRE PARCEL: There is an interior 10+/- acre unfenced parcel that is held in a different ownership. The property is not accessed or utilized by the owner and this is not seen as an issue. Please contact broker to discuss in more detail.

UTILITIES: Electricity is provided by People's Electric Cooperative (PEC). The powerline runs into the property from the main entrance on East Palmer Road. Sulphur City Municipal Water line may also provide rural water to the property.

MINERALS: There is no active production in this general area or on the subject property. Owner is unsure whether any minerals are owned.



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



BLACK RANCH

MURRAY COUNTY, OKLAHOMA | 1,160± ACRES



GROUND WATER: The Black Ranch sits above the prolific Arbuckle Simpson Aquifer. Water rights and future royalties are negotiable dependent upon offered price and details. Any water rights or royalties reserved will not have an impact on the operation of the ranch including the ability of a new owner to drill water wells for a future home, barn, shop, water troughs for livestock, and other surface uses of ground water typical for ranch operations.

MONARCH BUTTERFLY PROGRAM: Approximately 19+/- acres of the property was recently enrolled in an Oklahoma NRCS sponsored program for the restoration and seeding of Monarch Butterfly habitat. A combination of removing cedar and planting habitat for the Monarch's like milkweed and other nectar-rich plants provides yet another unique aspect to the property.

AIRPORTS: Ada Regional Airport (KADH) is a full-service public airport located 2+/- miles North of Ada and 26+/- miles from the ranch gate. The airport averages 34+/- aircraft per day with two (2) runways measuring 6,203' by 100' and 2,717' by 50'. A helipad at the airport is also available and is measured 40' by 40'.

SCHOOL DISTRICT: Roff School District.

PROPERTY TAXES: The property taxes for 2019 were approximately \$2,445.

PRICE: **\$2200 per acre (\$2,552,000)**

BROKER & 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:

Hortenstine Ranch Company, LLC

10711 Preston Road, Suite 240

Dallas, Texas 75230

(214) 361-9191 office | (214) 361-2095 fax

Blake Hortenstine- Broker

(214) 616-1305 mobile

blake@hrcranch.com

Cash McWhorter- Sales Associate

(469) 222-4076 mobile

cash@hrcranch.com

Chris Wengierski- Sales Associate

(214) 707-3474 mobile

chrisw@hrcranch.com

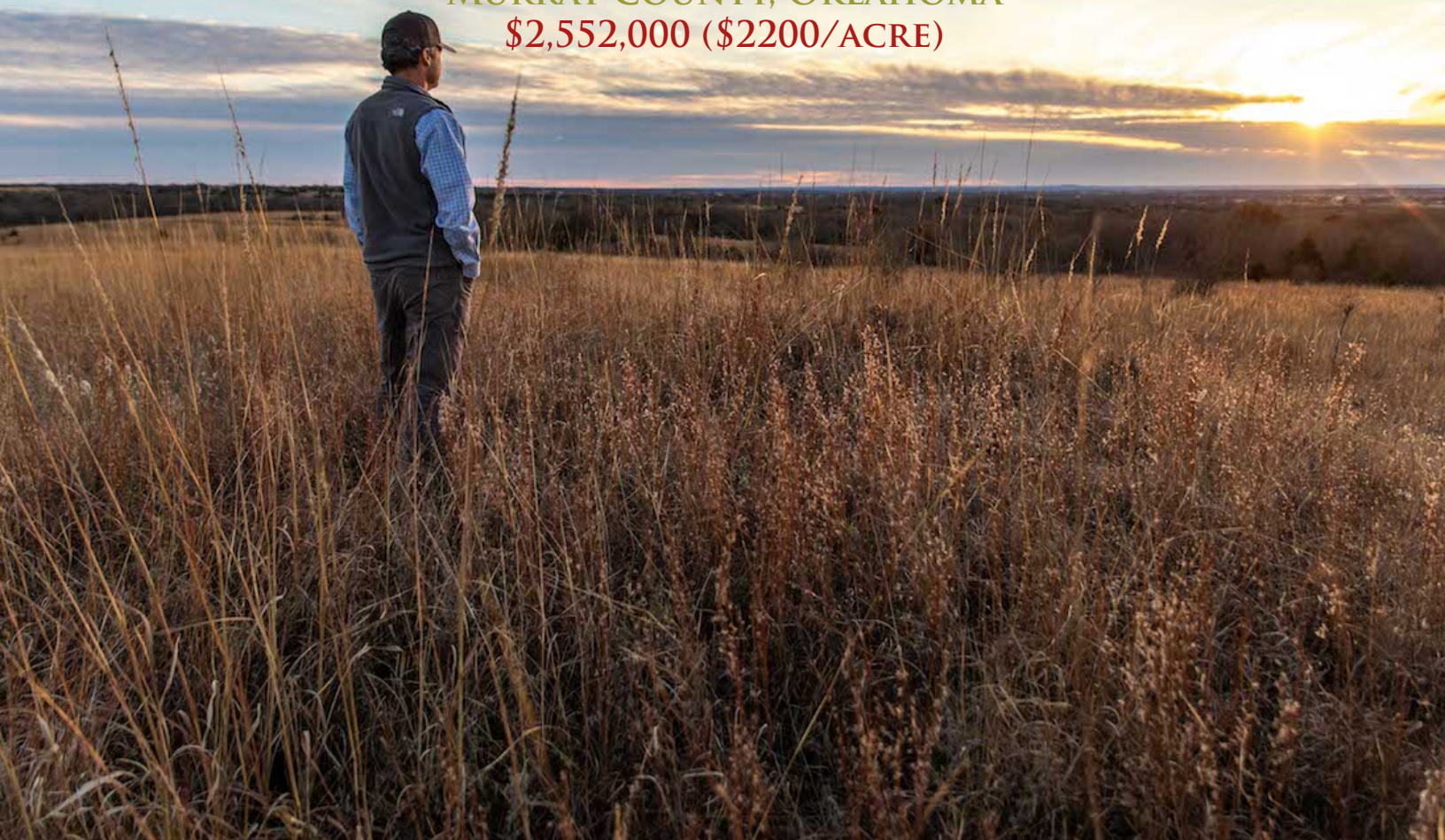
All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



BLACK RANCH 1,160± ACRES

MURRAY COUNTY, OKLAHOMA

\$2,552,000 (\$2200/ACRE)



Hortenstine Ranch Company, LLC (Broker)

www.hrcranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Blake Hortenstine- Broker

blake@hrcranch.com

Mobile: (214) 616-1305

Cash McWhorter- Sales Associate

cash@hrcranch.com

Mobile: (469) 222-4076

Chris Wengierski- Sales Associate

chrisw@hrcranch.com

Mobile: (214) 707-3474

