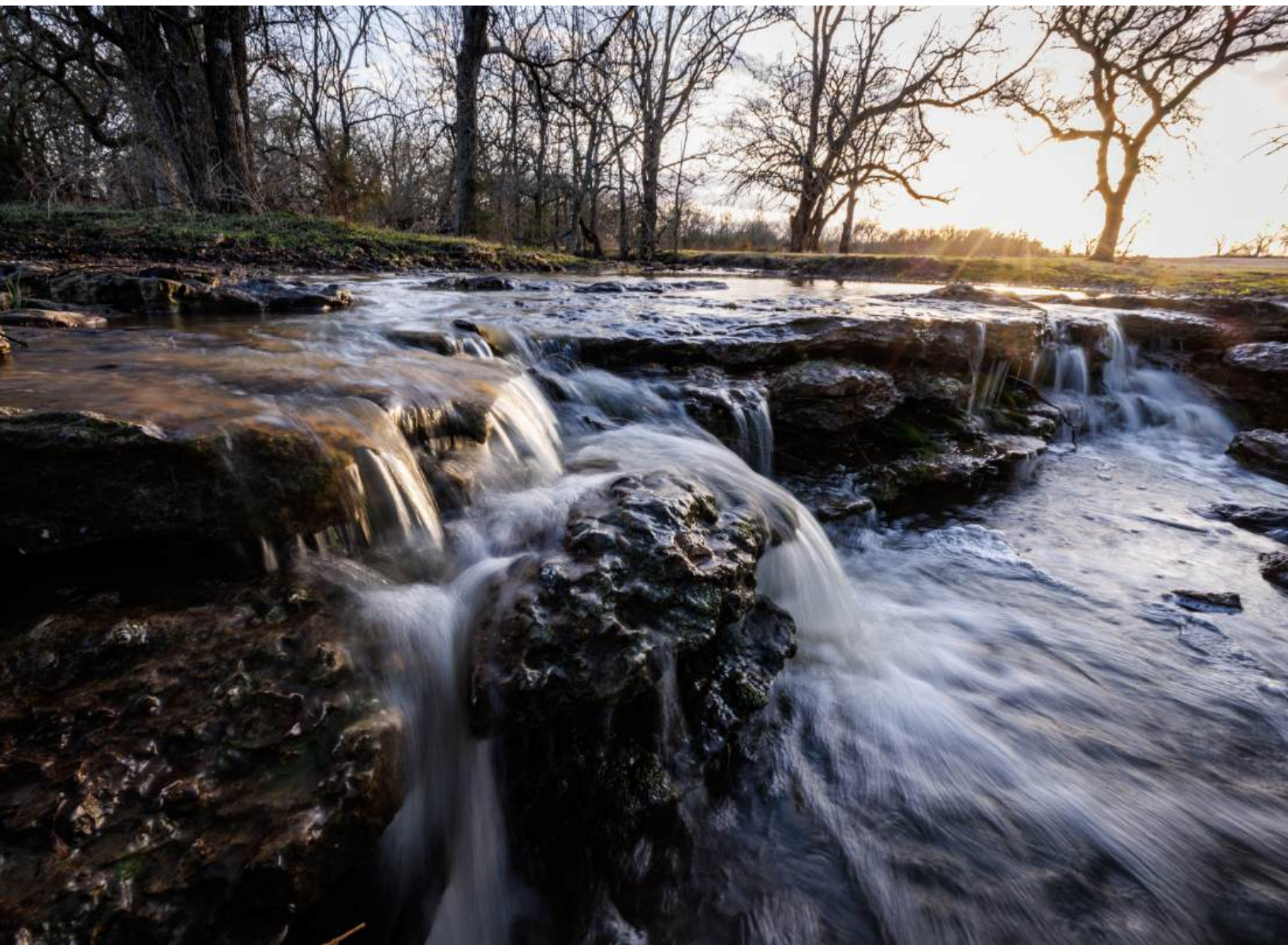


# LONE OSAGE RANCH

180± ACRES

CHOCTAW COUNTY, OKLAHOMA

\$785,000



Office: (214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)



# LONE OSAGE RANCH

CHOCTAW COUNTY, OKLAHOMA | 180± ACRES



**DESCRIPTION:** The Lone Osage Ranch is a remarkable combination ranch, offering the flexibility to operate as a traditional cattle ranch or take advantage of its outstanding recreational opportunities.

Selective clearing of brush and cedars has helped restore the pastures to their historical size while preserving the excellent wildlife habitat found throughout the property. The timber and creek bottoms weaving through the pastures provide essential cover, food, and water for the abundant whitetail deer that call Lone Osage home.

At the entrance of the property sits a spacious two-story home, perfect for hosting large gatherings of family and friends or serving as a quiet retreat at the end of the day.

Enjoy breathtaking views of the sunrise and sunset from the covered porches at the front and rear of the house.

**LOCATION:** Lone Osage Ranch is located on the north side of HWY 70, just four miles west of Hugo, OK. The entrance is conveniently positioned 1.2 miles west of the Indian Nation Turnpike (OK HWY 375).

Distances to nearby cities:

- 4 miles west of Hugo, OK
- 30 miles northwest of Paris, TX
- 49 miles east of Durant, OK
- Approximately 138 miles northeast of Dallas, TX

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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**STRUCTURAL IMPROVEMENTS:** Conveniently situated near the front of the property, along a paved entrance road, is a 4,360-square-foot, two-story colonial-style home.

The downstairs features an open floor plan with a newly updated kitchen, a spacious living room, a master bedroom with an en-suite bath, and a guest bedroom.

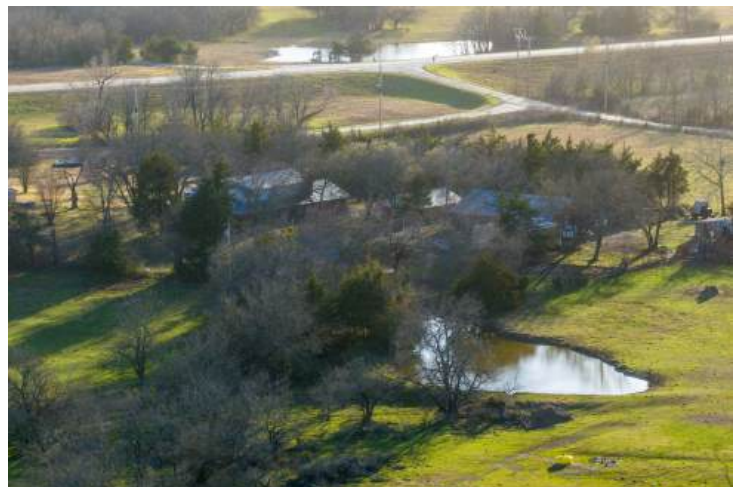
The upstairs includes two large bedrooms and a 2 baths. The spacious upstairs bedrooms feature dormer windows overlooking the front lawn.

Additional improvements include:

- A detached two-car garage with a 540-sq ft living space
- A 900-square-foot insulated shop with 220V power
- A hay barn
- A tool shed

**HUNTING & WILDLIFE:** This property has experienced minimal hunting pressure in recent years, as evidenced by the abundant wildlife that call Lone Osage Ranch home. Whitetail deer, turkey, hogs, varmints, and seasonal waterfowl all find refuge here. With ample cover, native browse, and reliable water sources, the property provides excellent habitat for wildlife.

Several potential food plot locations are scattered throughout the ranch, offering secluded feeding areas for game. Mature hardwoods along pinch points and travel corridors create multiple tree stand opportunities for bowhunters. Additionally, there are several prime locations for elevated box blinds, ideal for those who prefer long-range hunting. This ranch presents a fantastic opportunity for outdoor enthusiasts to implement their own hunting strategies and take full advantage of the exceptional wildlife that southern Oklahoma is known for.



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**TERRAIN:** The property features gently rolling terrain with elevations ranging from 510 to 570 feet above sea level. Approximately 60% of the land is covered in a diverse mix of hardwoods, including oak, elm, walnut, osage, and native pecan. Most of the cedar has been cleared, though select mature trees remain. The remaining 40% consists of pastureland with a mix of native range and Bermuda grasses.

**SURFACE WATER:** The ranch includes four ponds, totaling approximately 2.5 acres of surface water. Additionally, two seasonal tributaries of Lone Creek meander through the property, further enhancing its water resources. The topography in the northeastern portion of the ranch suggests the potential for a future lake site.

**MINERALS:** The percentage of seller-owned minerals is unknown. There is no oil and gas production on the ranch. If a mineral ownership report is desired, the buyer will be responsible for obtaining it at their own expense.

**EASEMENTS:** There are no easements encumbering the property.

## UTILITIES:

- Electricity: American Electric Power Company
- Water: Public Service Company of Oklahoma
- Internet Service: Hughes Net
- Cable: Direct TV



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**SCHOOL DISTRICT:** Hugo Public Schools

**PROPERTY TAXES:** The 2024 property taxes were \$1,320.  
Property is ag exempt.

**SUMMARY:** This beautiful combination ranch is ready for its next owner—whether to continue cattle operations or maximize the outstanding recreational opportunities it offers. The property's improvements provide a solid foundation for either pursuit.

**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:** \$785,000 (\$4,361.11 per acre)

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## CONTACT:

### Hortenstine Ranch Company, LLC

12740 Hillcrest Road, Suite 230

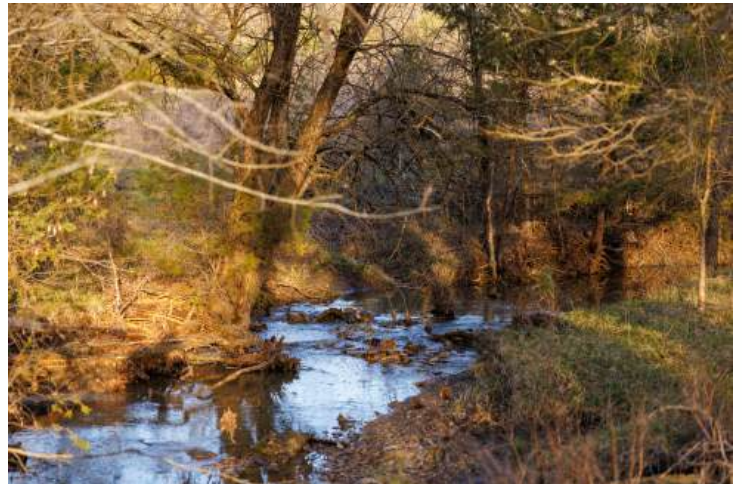
Dallas, Texas 75230

214-361-9191 office

### Jonathan James- Agent

580-808-5618 mobile

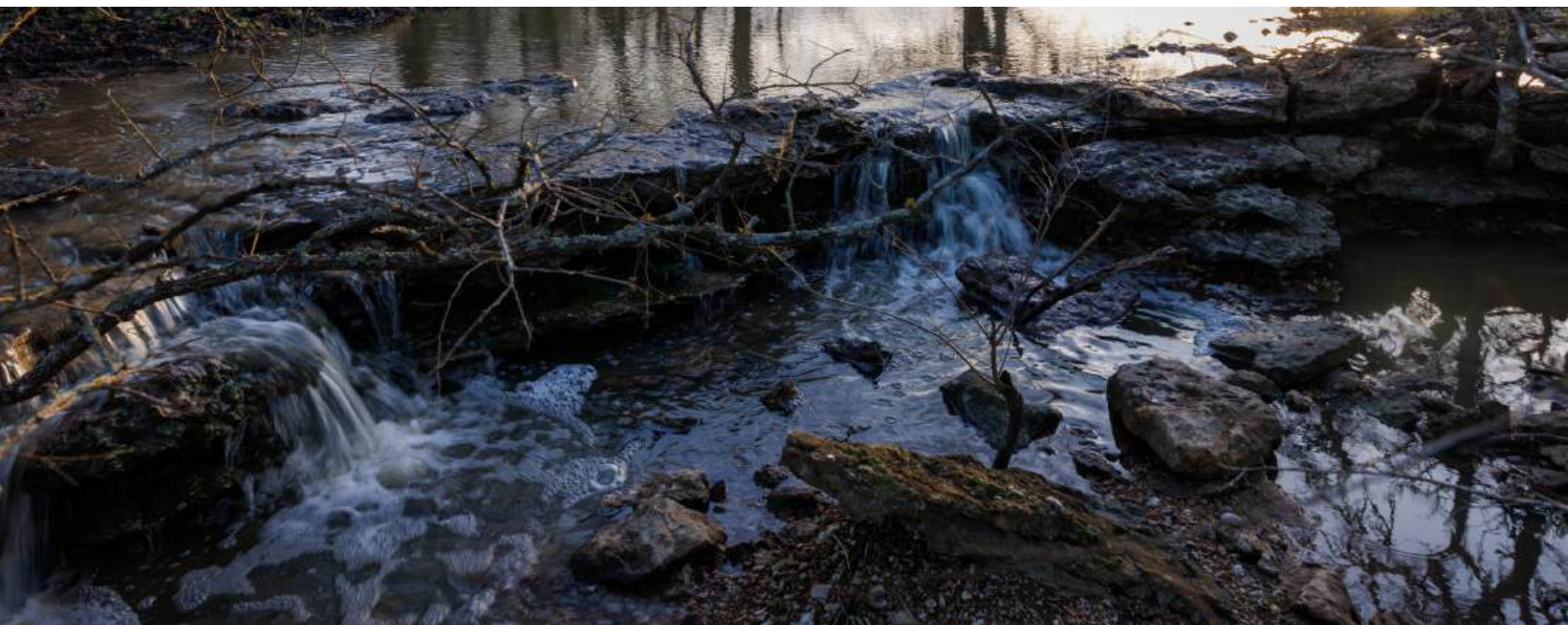
jonathan@hrcranch.com



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# LONE OSAGE RANCH

180± ACRES

CHOCTAW COUNTY, OKLAHOMA

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**Hortenstine Ranch Company, LLC (Broker)**

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