

WHITEGRASS RANCH
250± ACRES
BRYAN & CHOCTAW COUNTIES, OKLAHOMA
\$1,990,195



(214) 361-9191
www.hrcranch.com

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PROPERTY DESCRIPTION: Nestled along Whitegrass Creek in Bryan County, a hidden gem awaits in Whitegrass Ranch. Spanning beautiful rolling terrain with excellent topography, this property offers a blend of natural beauty, outdoor adventure, and refined comfort.

Whitegrass Ranch is a haven for outdoor enthusiasts. With excellent deer, turkey and waterfowl hunting, the land provides opportunities for year-round recreation. Set just off the banks of Whitegrass Creek are three purpose-built waterfowl impoundments, wetlands, a natural flooded

timber area, and a stocked lake. A well-planned trail system ensures that every acre of this ranch can be fully explored and enjoyed.

At the heart of the property is a custom 2,275-square-foot barndominium, combining rustic charm with modern living. This thoughtfully designed home features 4 bedrooms, 2 baths, a spacious open-concept family room and kitchen with granite countertops, and a cozy loft—perfect for family holiday gatherings or hosting friends. The attached garage adds convenience, while the expansive covered porch offers

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LOCATION: Whitegrass Ranch is located ~2.2 miles north of the Red River in southeastern Bryan County, Oklahoma. It sits about 2 hours from the DFW metroplex, roughly 35 miles east-southeast of Durant, and due south of Boswell on Lake West Road.

IMPROVEMENTS: The improvements include an immaculate barndominium at the center of the ranch. Constructed in 2018, it features 4 bedrooms and 2 full baths. Designed with an open-concept layout, the spacious living room with high vaulted ceilings flows seamlessly into the full kitchen and dining area, creating an inviting place to gather and relax. The home also includes a 1,190 SF wraparound front and side porch overlooking a peaceful meadow teeming with wildlife. The barndo could be expanded into the existing 630+/- SF storage area if desired. Within walking distance, a pad site has been prepped for an additional barn, allowing for future expansion.

TREES, GRASSES, FORBES, AND SOIL: The ranch lies within the Red River Basin, with most of the property featuring sandy loam soils and the Whitegrass Creek basin consisting of silty clay loam. Approximately 205+/- acres are covered in mature native timber, including majestic Red and White Oaks, Post Oak, Shumard Oak, Pin Oak, Hickory, River Birch, and Pecan. An abundance of native forbs and browse such as Dogwoods, Illinois Bundleflower, American Beautyberry, Black gum, Persimmons, and acorns foster deer and turkey production.

The southern third of the property is full of mature hardwoods, undulating terrain, a large food plot and natural unnamed creek draw. The middle third includes the ranch home and a 17+/- acre native pasture where wildlife frequently gather. Just behind the stocked fishing lake, the land slopes down into the Whitegrass Creek bottom. The northern third of the property consists of a 40-foot ridgeline that overlooks the Whitegrass Creek bottom and the 25+ acres of wetlands strategically positioned along the creek's edge.



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WATER: A primary water feature of this property is Whitegrass Creek, a year-round creek that traverses the northern third of the ranch, running east to west for over 4,700 ft- with both sides of the creek under ownership. A stocked 2 +/- acre lake, located near the center of the property and within walking distance from the barndominium, provides year-round activity for family and friends. Additionally, the property maintains 3 semi-managed wetlands and a natural flooded timber area, totaling over 25+/- acres of prime waterfowl habitat.

TOPOGRAPHY: The ranch features over 100 feet of elevation change. The southern third consists of undulating terrain with mature hardwoods, a food plot, and a natural creek draw. The middle third is native pastureland, including the ranch home and a stocked lake. The northern third features a high ridgeline overlooking the Whitegrass Creek bottom and wetlands.



WILDLIFE AND FISHERIES: The property has been lightly hunted over the past nine years, resulting in a healthy population of White-tailed Deer, Eastern Turkey, and various small game species. Ladder treestands are strategically placed along travel corridors throughout the ranch. Puddle ducks frequent the area, and waterfowl species such as Mallards, Gadwalls, Pintails, Green-winged Teal, and Wood Ducks are commonly found in the wetlands and along Whitegrass Creek.

The main lake is an established fishery, stocked with Largemouth Bass, panfish, and baitfish. The lake does not appear to be spring-fed and can fluctuate in drier times of the year. This property is well-suited for year-round outdoor activity, offering enjoyment for enthusiasts of all ages.

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

MINERALS: Surface Only.



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UTILITIES: One water well is located on the property, and it serves the structural improvements. Electricity is supplied by Southeastern Electric Coop and runs into the property along the entrance road.

PROPERTY TAXES: Most of the property carries an ag/timber exemption. The 2024 property taxes were ~\$166.00.

SCHOOLS: Bennington Public Schools

PRICE: **\$1,990,195.00 (\$7,995/acre)**

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

Hortenstine Ranch Company, LLC (Broker)

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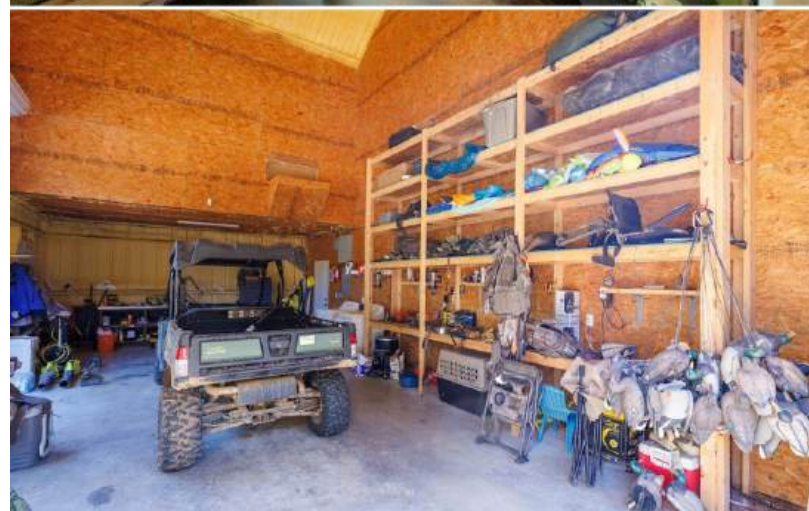
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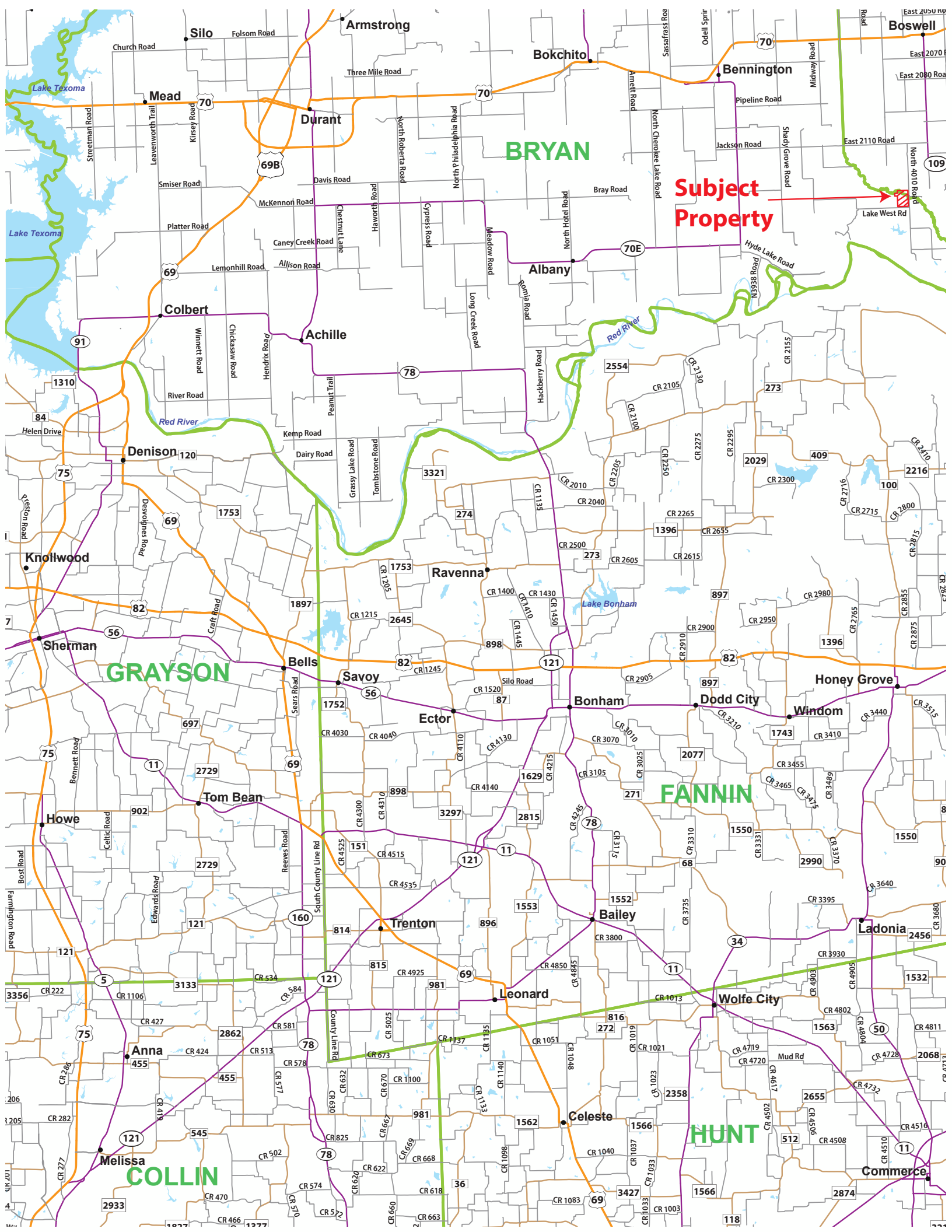


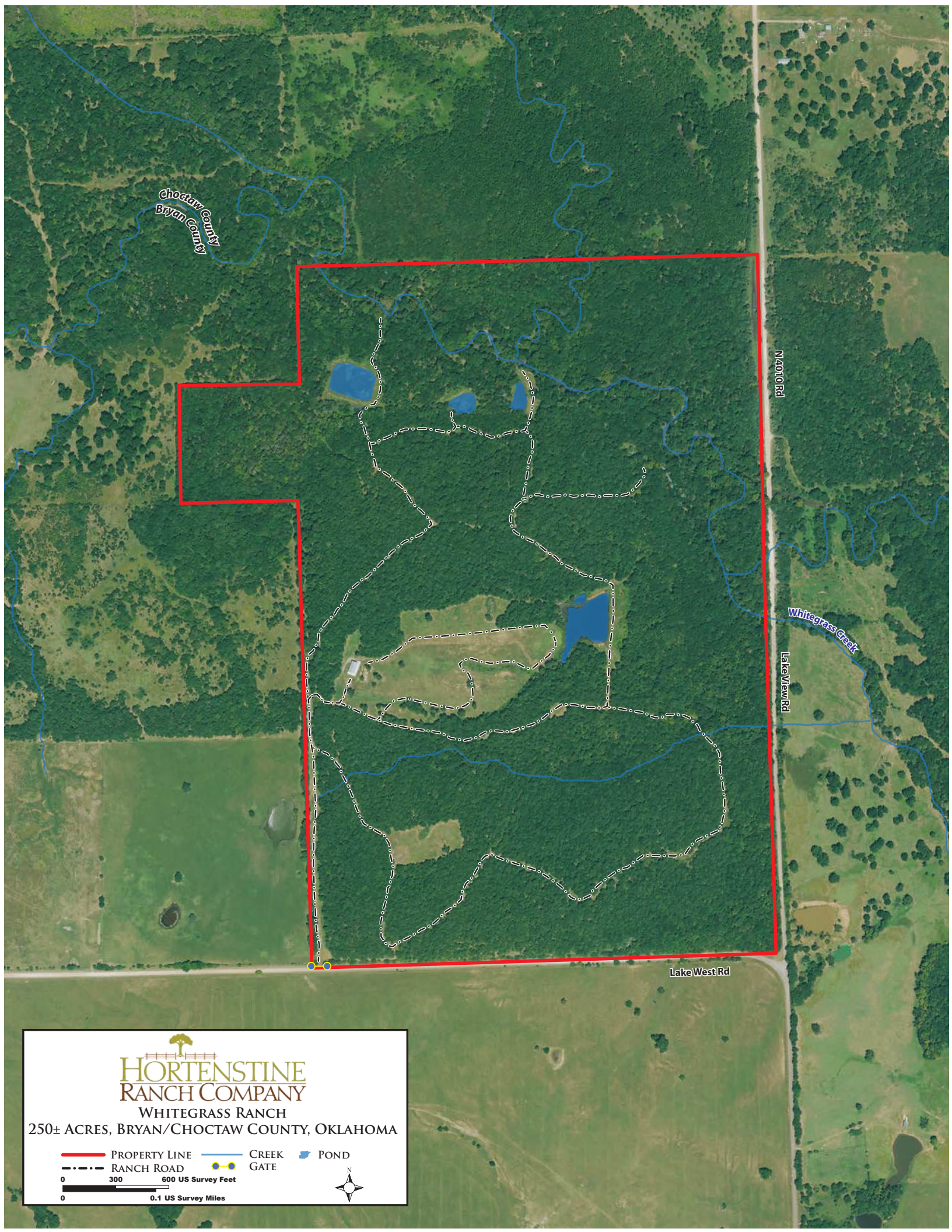
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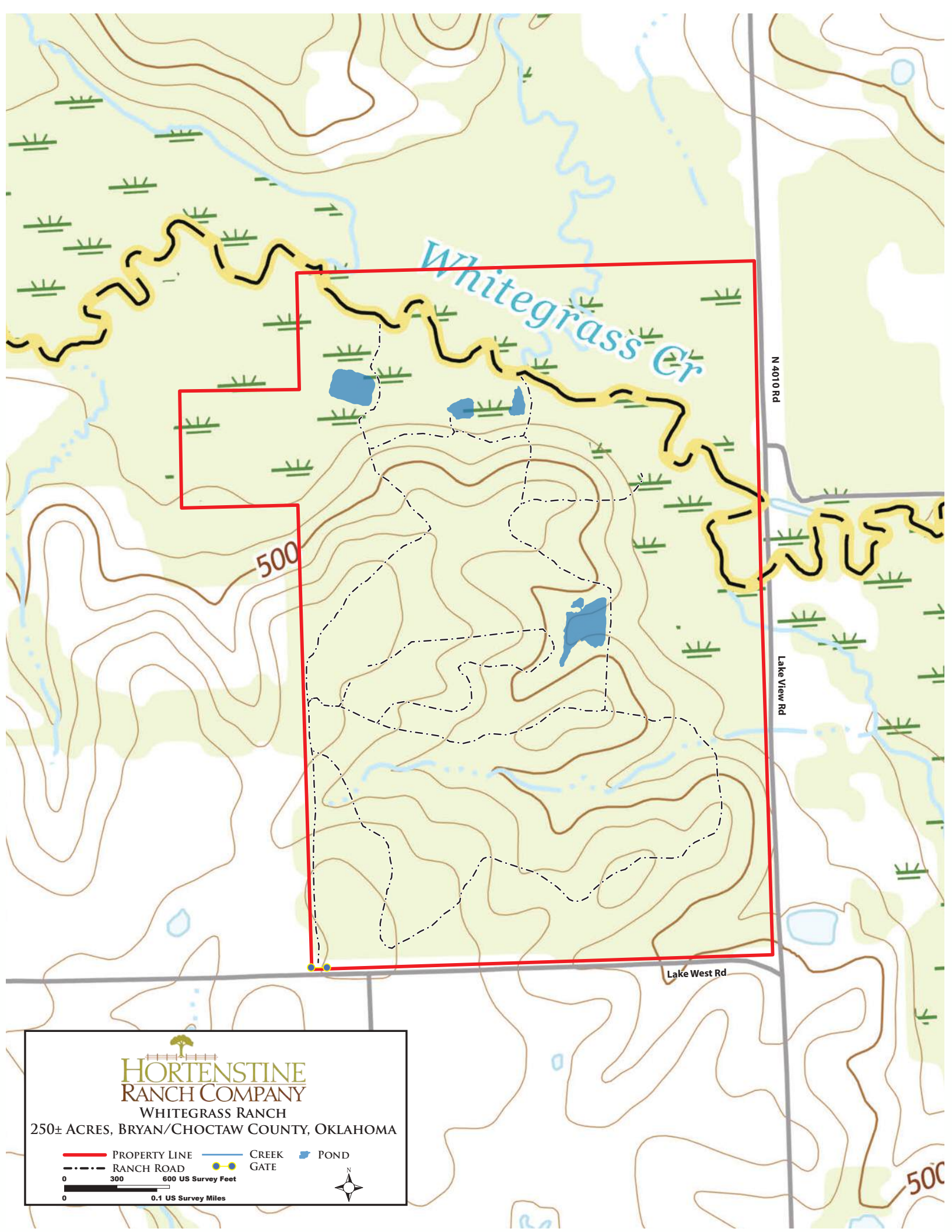



HORTENSTINE
RANCH COMPANY

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— PROPERTY LINE — CREEK — POND
- - - RANCH ROAD — GATE
0 300 600 US Survey Feet
0 0.1 US Survey Miles





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