

**The Ranch on Turkey Creek**  
Seminole, OK 74868

**\$2,160,000**  
576± Acres  
Seminole County



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**Seminole, OK / Seminole County**

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**SUMMARY**

**City, State Zip**

Seminole, OK 74868

**County**

Seminole County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property, Residential Property

**Latitude / Longitude**

35.3105 / -96.7661

**Taxes (Annually)**

3095

**Dwelling Square Feet**

1500

**Bedrooms / Bathrooms**

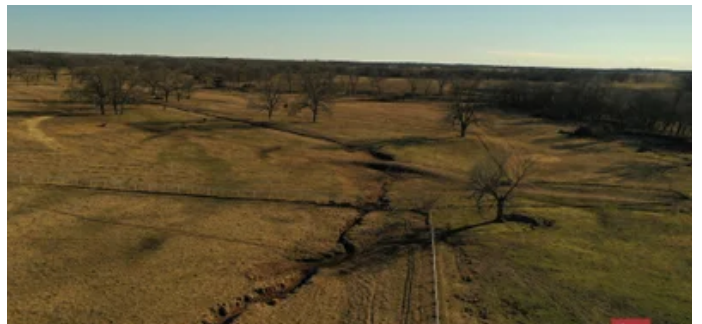
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**Acreage**

576

**Price**

\$2,160,000



## **PROPERTY DESCRIPTION**

The Ranch on Turkey Creek is a productive cattle ranch perfectly located in a high rainfall area along Highway 3E halfway between the communities of Seminole and Shawnee. Beautiful mature pecan trees line the bottoms along Turkey Creek and they are surrounded by lush Bermuda grass pastures. The ranch is cross-fenced into 10 paddocks/pastures that are perfect for rotational grazing. The Seller currently runs 130 cows on the ranch. Water is extremely abundant including 1.5+/- miles of Turkey Creek that flows through the heart of the property and eight ponds scattered throughout. Turkey Creek is a seasonal creek but it carries a significant amount of water during large rain events. The soils along the creek are made up of fertile Gowton Loam which is classified as Class 2 soil. This is a very productive ranch with a mix of both improved and native grasses. The perimeter is fenced and in good condition. Highway or county road frontage on all sides of the property makes the entire ranch extremely accessible.

The headquarters have everything you would need to run this operation including a 3 bed, 2 bath 32x56 mobile home, a 1-bedroom apartment, covered outdoor working facilities with a hydraulic chute, and multiple equipment barns. The mobile home, apartment, and working facilities all have rural water. Several waterers are tied to the rural water and positioned around the working facilities. Septic tanks were recently added for the mobile home and apartment. Direct access to the working facilities makes transporting cattle in and out of the headquarters extremely efficient and convenient. According to the Oklahoma Water Resources Board, a rural water line also runs along Highway 3E which is in Pottawatomie Rural Water District #2.

This is a beautiful productive ranch positioned in a desirable area of central Oklahoma!

### **Location:**

- \*Seminole---8 miles
- \*Shawnee---10 miles
- \*Oklahoma City---50 miles
- \*Tulsa---85 miles
- \*Fort Smith---145 miles
- \*Dallas/Ft. Worth---205 miles

### **Access:**

- \*Highway 3E runs northwest to southeast along the eastern boundary
- \*County roads border the property on the north, west, and south sides

### **Water:**

- \*Water well
- \*1.5+/- miles of Turkey Creek Frontage
- \*8 ponds

### **Carrying Capacity:**

- \*Seller currently running 130 cows

### **Utilities:**

- \*Electric
- \*Rural Water

### **Climate for Seminole County:**

#### **According to the Oklahoma Climatological Survey...**

- Average Annual Precipitation 41+/- inches
- Average Growing Season...217 days

### **Minerals:**

- Surface Only



**Wildlife:**

- \*Whitetail Deer
- \*Rio Grande Wild Turkey
- \*Waterfowl
- \*Dove

**Fishing:**

- \*Bass
- \*Sunfish
- \*Catfish

**Terrain:**

- \*60+/- feet of elevation change
- \*Gently rolling terrain mostly open with wooded tree-lined creek and drainage areas
- \*Mixture of Bermuda grass pasture and hay meadows

**Improvements:**

- \*32x56 mobile home (3 bed, 2 bath)
- \*20x40 Apartment w/attached 20x40 covered horse stalls
- \*36x90 Drive-thru equipment building (electric, concrete floor)
- \*20x72 Shop (plumbed, electric, 3 roll-up doors, concrete floor)
- \*36x36 Shop (plumbed, electric w/220v, sliding doors, concrete floor)
- \*Cross-fenced into 10 pastures/hay meadows
- \*Covered outdoor working facilities with hydraulic chute, silo, feed bunks

*If you are not already on the Legendary Land Company website, please follow the "Property Website" link.*

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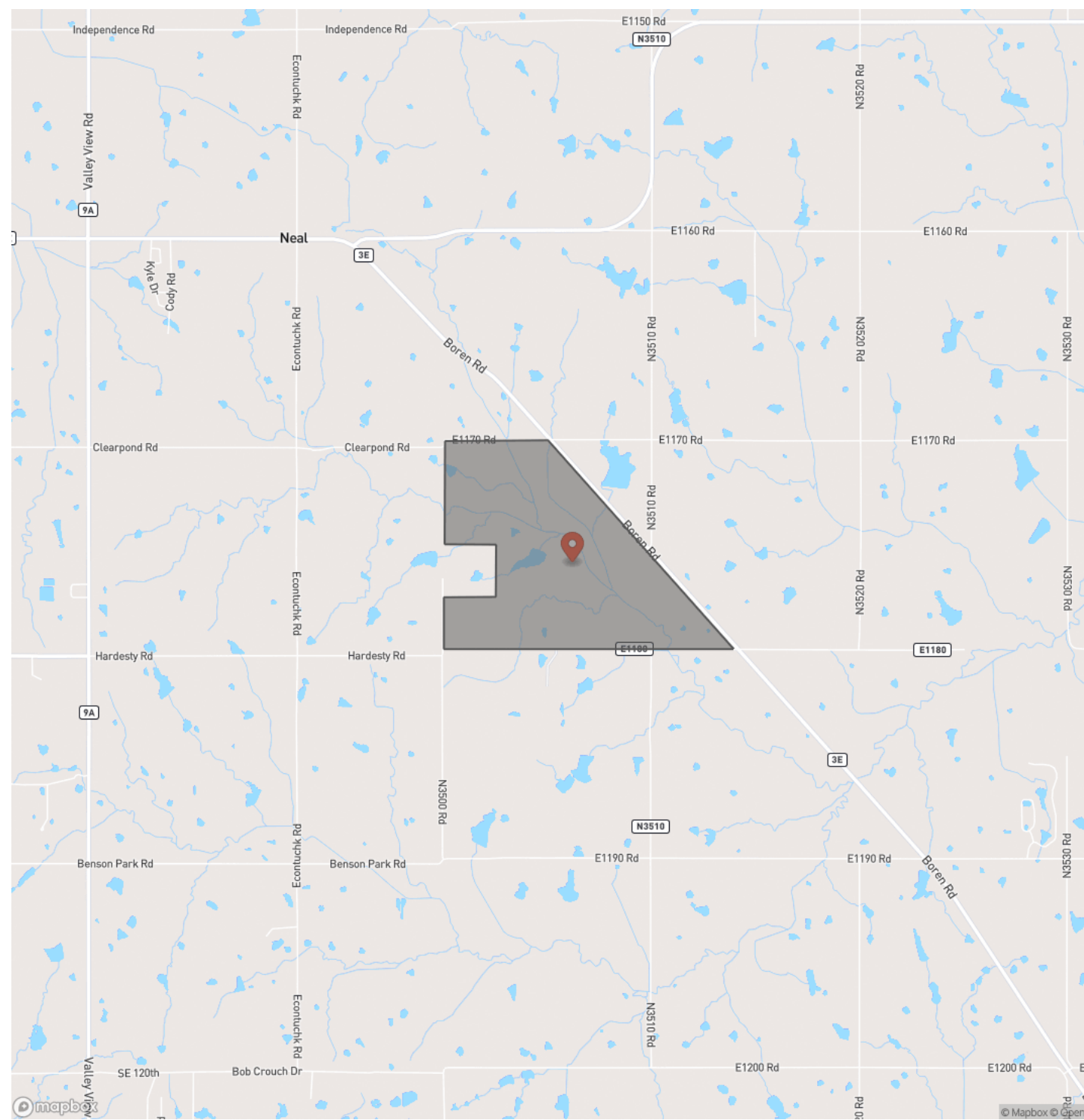


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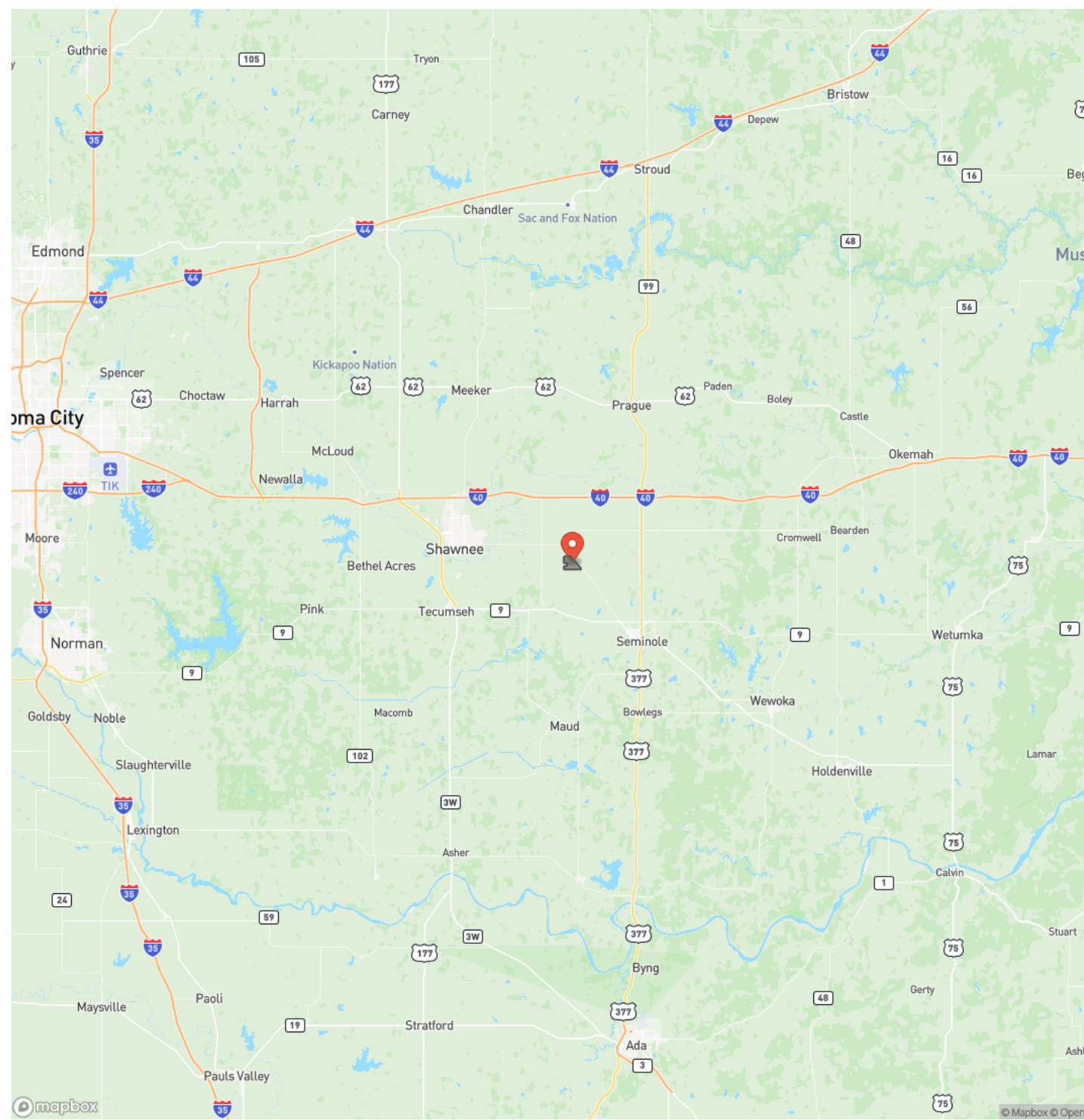
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# Locator Map



# Locator Map





## Satellite Map





**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**

Yukon, OK 73099

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

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