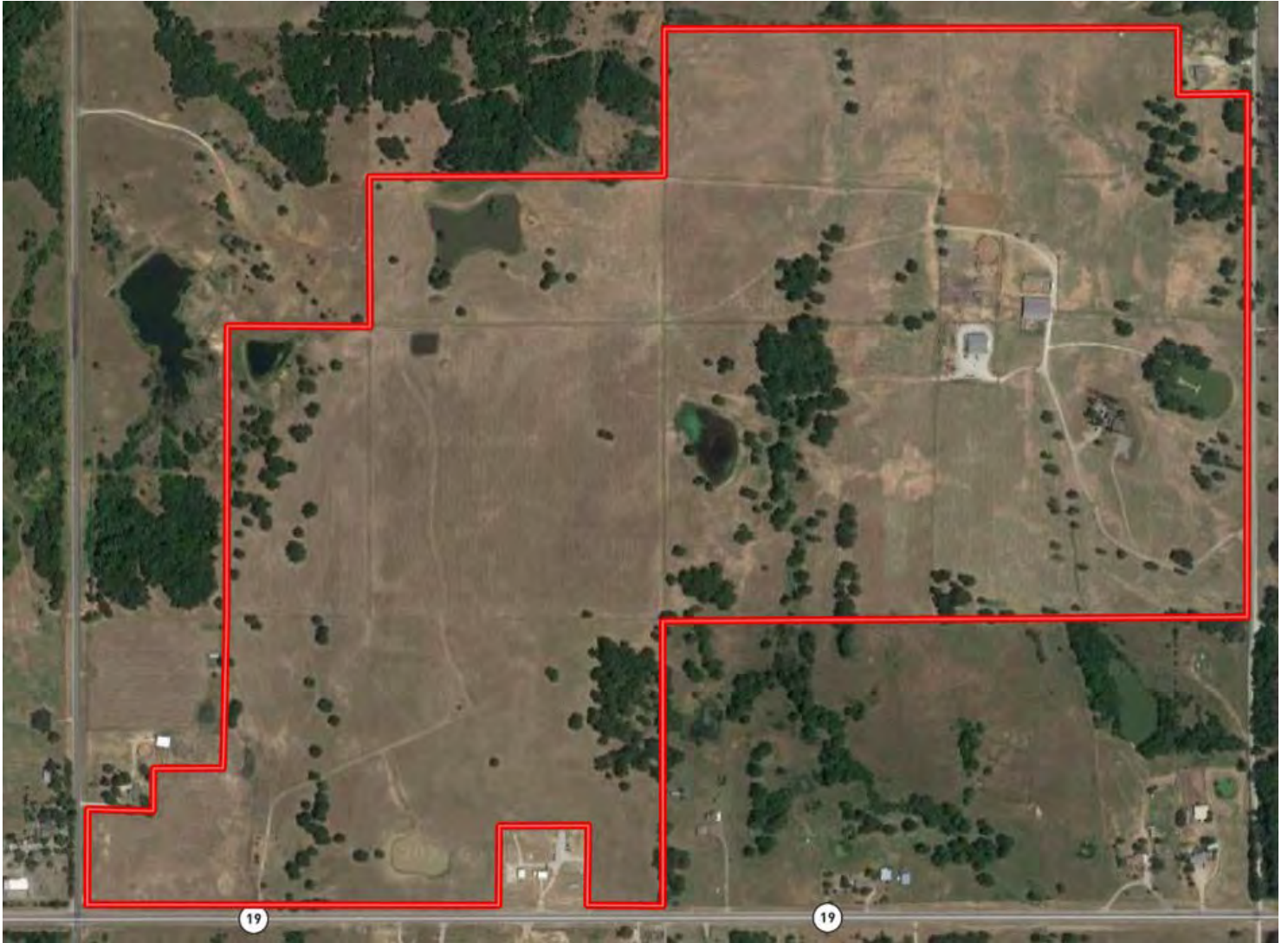


GRAND MEADOW RANCH



Welcome to The Land
Doctors Latest
Listing.

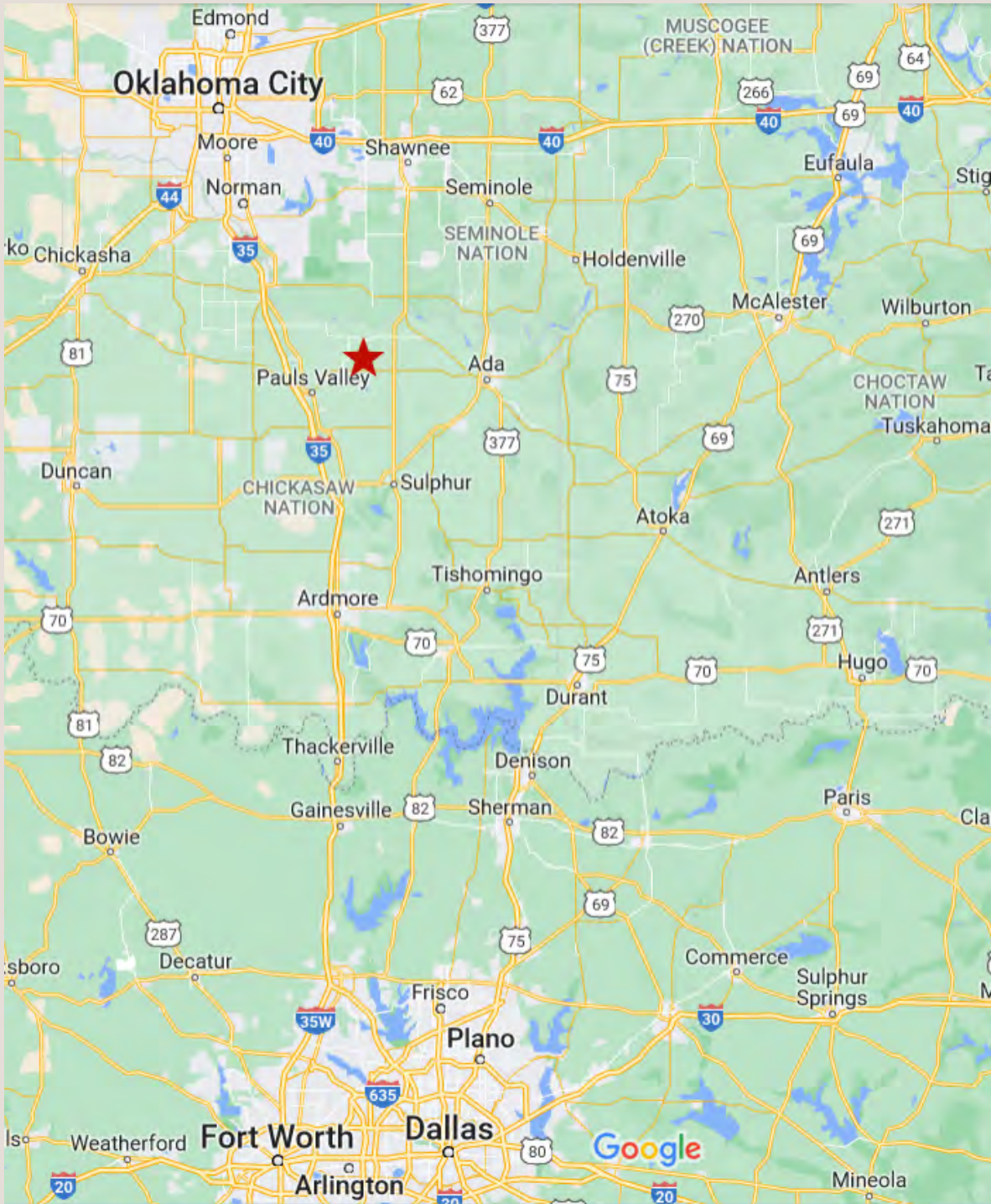
300 ACRES MOL



GRAND MEADOW RANCH

WWW.LANDDOCTORS.COM

STRATFORD, OKLAHOMA



60 MILES TO OKC
175 MILES TO DFW

THE PRODUCTIVITY
OF THIS RANCH
STARTS WITH A
BASE OF CLASS 2
AND 3 SOILS. FROM
THERE, THE
CURRENT OWNERS
HAVE USED SMART
MANAGEMENT
PRACTICES SUCH AS
ROTATIONAL
GRAZING,
FERTILIZATION AND
WEED CONTROL TO
KEEP THE GRASSES
AND SOIL PROFILE
HEALTHY AND
PRODUCTIVE.



GRAND MEADOW RANCH



In addition to their intense management practices, the current owners have also designed the ranch to enhance the rotation and flow of the stock. The ranch is cross fenced into approximately 10 pastures that all funnel to a central covered working pen on the East side of the ranch. The strategically placed gates and lanes allow you to rotate pastures or bring cattle easily from all pastures of the ranch back to the working pens.



The shop building is heavy built with concrete throughout. The large roll up doors are tall and wide enough to accommodate large equipment. The shop is well insulated and is outfitted with a propane tube heat system which means you have a warm and dry place to work all winter long. If you are looking for a dedicated office space outside of the home, there is a bathroom, climate-controlled office space and extra storage on the East side of the building.

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The main livestock barn serves many functions. First is the cattle working area complete with a system of alleys that funnel into combination tub, alley, chute system. The chute is a Silencer Hydraulic Squeeze Chute that will transfer with the sale of the property. While working cattle alone is never ideal, this working system is designed so that one person could safely and easily push one through without much trouble.



ADJACENT TO THIS WORKING SYSTEM IS A SMALL INDOOR ARENA WHERE THE CURRENT OWNERS SPEND MUCH TIME WORKING WITH THE YOUNG HORSES IN THE HERD. THE NORTH ½ OF THE BARN IS DIVIDED INTO 3 PRIMARY AREAS;



The vet and tack room



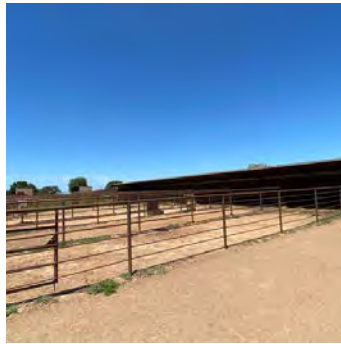
A set of heavy built custom stocks



An equine treatment area with 2 stalls

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8 TURNOUT RUNS



3 TURNOUT AREAS
WITH SHEDS



150X270 ARENA WITH
RETURN ALLEY



125 FT ROUND PEN

THE
HOME

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At the end of a long day there is nothing better than coming in to a home that feels more like a resort. This custom designed 6 bedroom, 4 ½ bath home is just under 5000 sq ft in size and has everything you would expect in a home of this size. You enter the home from a large covered porch into a grand foyer area.

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FROM HERE THE HOME FLOWS INTO A LARGE LIVING ROOM WITH CUSTOM BUILT IN'S AND ON TO THE REAR COVERED PORCH, OVERLOOKING THE POOL AREA.



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The large kitchen and dining area is adjacent to the living room and is complete with travertine tile floors, granite counter tops a large pantry and an additional butler's pantry. Directly from here is where you will find a large laundry room, access to the attached 2-car garage, and main control room that houses the control system for this smart home and whole home generators.



GRAND MEADOW RANCH

The Master bedroom is large and has a sanctuary like feel as it leads to a private porch connected to the pool area. The master bathroom is just as lavish with his and her sinks, an infinity soaking tub and walk-in tile shower, serviced by on demand hot water tanks to ensure an endless supply of hot water. His and her walk-in closets round out the master retreat.





Wood burning
fireplace



GRAND MEADOW RANCH



The upstairs space has 4 dedicated bedrooms, each with walk-in closets and 2 jack and jill bathrooms.

The upstairs media room is a favorite hang-out for the kids and gives them a space of their own.

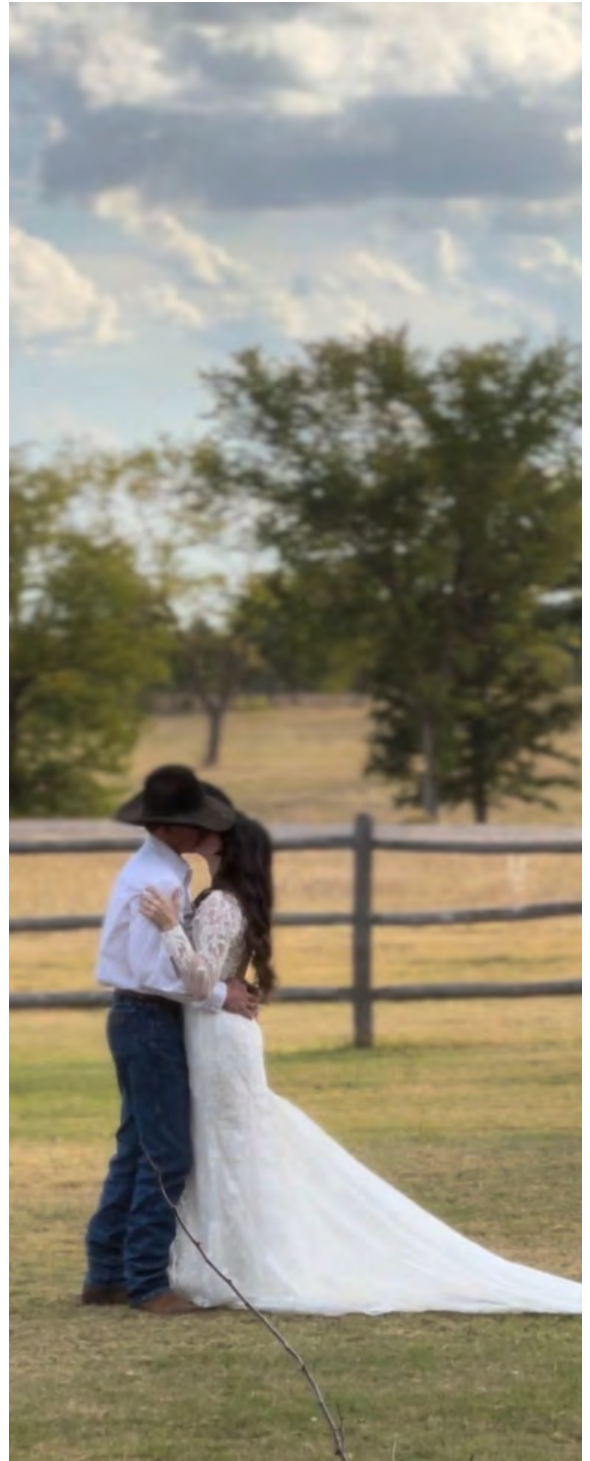
On the opposite side of the home is the last bedroom with attached bath and walk in closet. It is the most private of all the rooms and could serve as an additional office space for those teleworking from home.

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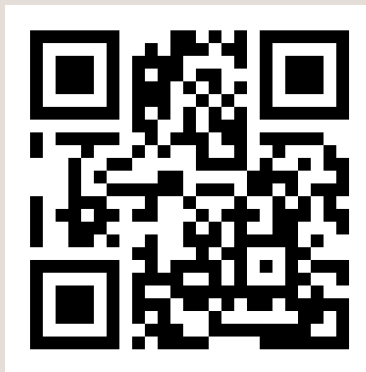
A ranch of this size, with these amenities, can serve as a luxury private estate or also service the ever-growing Agro-Tourism market. We can see this being a comfortable family working ranch or morphing into one of Oklahoma's most beautiful guest and wedding ranches. The possibilities are endless.



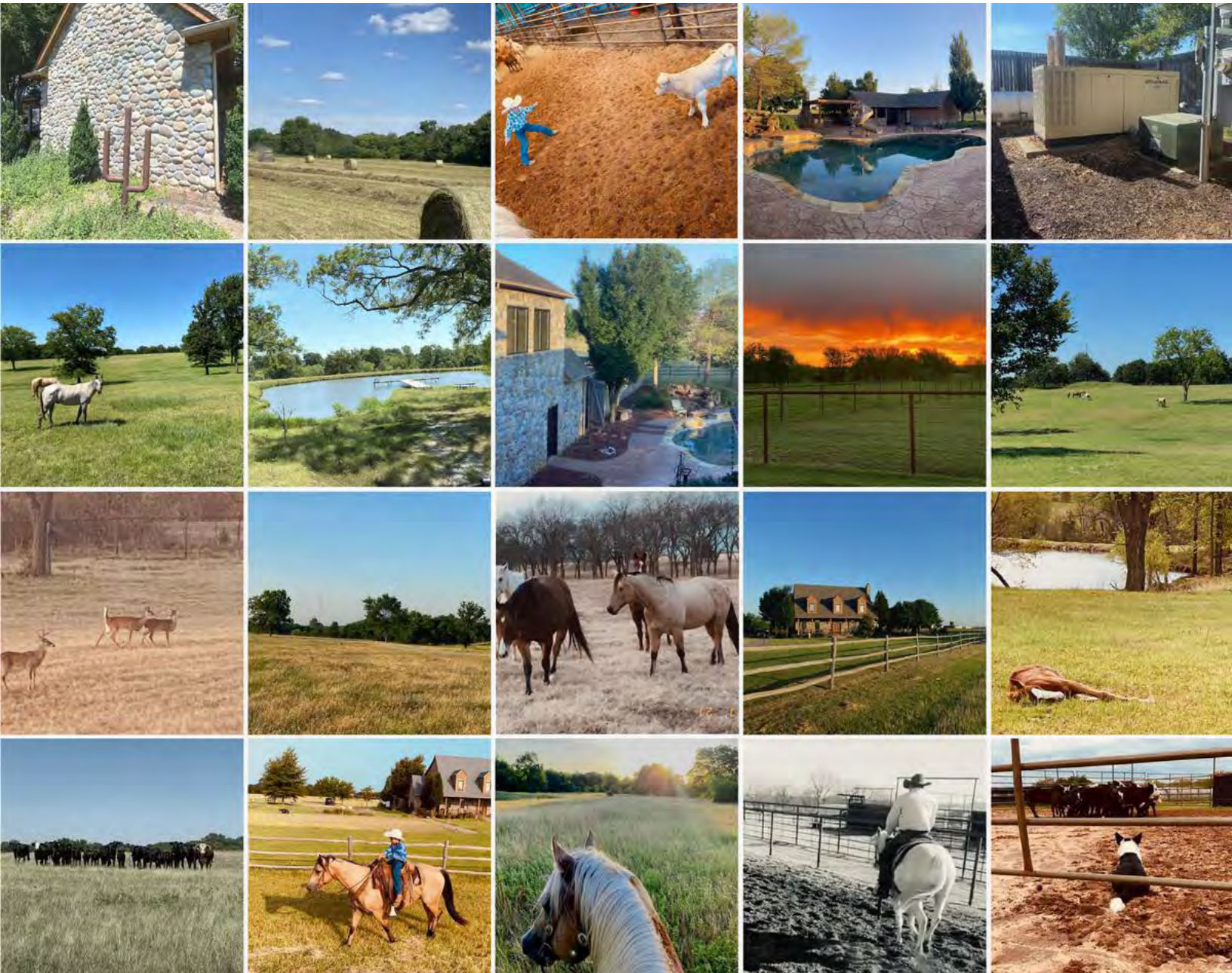
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For more information or to schedule a showing
contact Chrissy Banks at 765-220-2489 or at
Chrissy@landdoctors.com

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