

Victory Pass Ranch (Thompson):

**Unbelievable ranch! Completely ready for rodeos, shows, and anything else you can possibly desire. 1488.86 acres m/l with several ponds, and an ample supply of barns, shops, tack rooms and loafing sheds. The property also features a lovely 3 BR 2.5BA house as well as a 3BR 2BA manufactured home. Countless opportunities wait!
\$765,000**

Directions: 3373 Highway 75: From First United Bank in Seminole, go approx. 27 miles east on highway 270 to highway 75 (Hornstown). Go 1/2 mile south on highway 75, property sits on west side of the road. (From highway 270 and highway 75 intersection, go 1/2 mile south to property on the west side of the road.)

1 hour 15 minutes to Oklahoma City

1 hour to Tulsa

45 minutes to Ada

45 minutes to McAlester

30 minutes to Seminole

15 minutes to Holdenville

1/2 mile to 2 local favorite food/convenience stores

Acres – 148.86 Fenced and cross fenced

Main House:

Bedrooms – 3

Bathrooms – 2.5

Type – Single Family Home

Sqft – 2600

Age – 6

Second House:

Bedrooms – 3

Bathrooms – 2

Type – Manufactured home

Sqft – 1680

Age – 6

Utilities: Propane Tank, 4 septic tanks, 3 water wells, water and electric at barns and shops

Topography: level to gently rolling terrain

Water: 3 lakes, 2 ponds, wet weather creek. (Great fishing)

Wildlife: Deer, turkey, dove, squirrels

All buildings were constructed in 2005 and 2006

Main House: 2600 sq. ft. brick with 3 bedrooms, 2 1/2 bath, and 2 living areas; lots of built-in storage, walk-in closets, mud room, 9' ceilings throughout, rock fireplace; atrium doors lead out from beautifully designed kitchen/dining area to the front covered porch; beautiful lake views.

Second House: 1680 sq. ft. double wide mobile home with 3 bedrooms, 2 bath, corner rock fireplace; large kitchen, bay window in dining area provides beautiful lake views; sliding doors walkout to wooden deck.

Arena: PRC 200' x 350' arena area includes 4 bucking chutes, loading slant chute, 5 sets of steel bleachers, concession stand with covered patio dining area, men's and women's indoor bathrooms, Judge's stand, hitching posts for all the horses, and plenty of parking space. 5 sets of bleachers that hold 40 people each plus ample space for personal seating.

Horse Barn: 54' x 60' 8-stall barn includes tack room, hay storage, and detached wash bay and vet stocks; electricity and water.

5,000 sq. ft. Multi-Purpose Building includes:
3,000 sq. ft. Work Shop with 2 overhead doors, 2 exterior walk-thru doors, lockable storage room, windows, 1/2 bath. The additional 2000 sq. ft. functioned as a retail area with 3/4 bath, 2 offices that feature built in work space, and break area with sink.

The property also features four single 12' X 16' loafing sheds and one 5 bay 12' X 60' loafing shed.

You wouldn't believe me if I told you how beautiful this property is, so you'll just need to come see for yourself! The legendary plains of Oklahoma are truly seen through this 148.86-acre ranch in Hughes County. The level to gently rolling terrain is accented with lakes, ponds and a wet weather creek.

The main house is a gorgeous 3 bedroom, 2 1/2 bathroom, 2 living area residence. Its spacious layout includes a large amount of built-in storage, walk-in closets, and 9' ceilings throughout. The home also features a 12'x14' mud room, rock fireplace and atrium doors that lead out from the beautifully designed kitchen/dining area to the front covered porch looking over your personal lake, as well as a 26'x30' attached 2+ car garage.

The guesthouse is 1680 sq. ft. manufactured home with an open floor plan featuring 3 bedrooms, 2 baths, corner rock fireplace; large kitchen with a bay window in the dining area that provides beautiful lake views, also sliding doors that walkout to a beautiful wooden deck also looking over a lake. The guesthouse also features a 24'x24' 2 car carport.

This extraordinary property features a 200' X 350' lighted arena with 4 bucking chutes and a loading slant chute, judges' stand, concession stand with men's and women's restrooms, bleachers and ample parking. 54'x60' 8-stall horse barn with tack room, hay storage and detached 20'x24' wash bay/vet stocks, equipment barn/shop, 4 12'x16' loafing sheds, and a 12'x60' 5 bay loafing shed. It also features a 50'x100' garage comprised of a 50'x60' shop and a 50'x40' retail area that has many versatile uses.

The beauty and uniqueness of this property are unmatched; the opportunities are endless, now all it's missing is you! Call us today for a first hand tour of Victory Pass Ranch.

