

**KREBBS RANCH
101 +/- ACRES
PAWHUSKA, OKLAHOMA**



Cross Timbers Land

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KREBBS RANCH NARRATIVE

101 acres +/-

Located in the heart of the Osage, just south of Pawhuska, this immaculately kept ranch mirrors the hard work, care and vision of the Krebs family. This acreage offers a home, facilities and forage base to the discriminating buyer that appreciates a well maintained property that requires little or no additional input. The updated 2300 sq ft home, 40 x 60 shop/business building with living area, the 30 x 40 shop/barn with horse facilities, all reflect the care and planning it took to build this 101 acre +/- ranch.



ACREAGE: 101+/- acres, surface only. One producing well is accessed from the Southeast corner of the ranch.

LOCATION: 24584 State Highway 99, just south of Pawhuska on the East side of the highway

30 minutes to Bartlesville, 45 minutes to Ponca City, 1 hour to Tulsa and 2 and ½ hours to Oklahoma City.



HOME: The approximately 2300 square foot home, built in 1994, has recently been tastefully upgraded. The 3 bedroom/2 bath residence has a large 2 car garage, extensive upstairs storage, rural water, an adjacent storm cellar and a living/kitchen area that invites you to country living.

A PDF file of the amenities and photographs of the home is available upon request and the photographs may be viewed at: www.obeo.com/684259





SHOP/BUSINESS BUILDING & BARN/SHOP AND EQUIPMENT STORAGE

These all metal buildings are built with steel beams and 12' sides. The quality is immediately apparent. The 40' x 60' shop/business structure is currently utilized as an office and guest quarters. The 30' x 40' shop has a 15' x 40' extension for equipment storage and the same extension on the south for a horse barn with an adjoining corral area.

A PDF file of the amenities and photographs of the buildings is available upon request and the photographs may be viewed at: www.obeo.com/684259





PASTURES:

The rolling terrain and mixture of timber along the spring fed creek and the Cross Timbers vegetation of Oak, Black Jack and Tallgrass Prairie forages provides a pleasing “character” to the ranch. The mosaic mix of Bermuda and lespedeza introduced pasture contribute to the feel and provide a nice grazing base for livestock.

WILDLIFE:

Although not far removed from Pawhuska, the creek provides habitat to deer and other native wildlife that contribute to “country living”. The family has enjoyed the ability to hunt deer and have several deer stands on the property. Two stocked ponds and a new pond add to the recreation value while providing water for livestock. The creek, as previously mentioned, is spring fed and contains pools of water even in dry weather.



PERTINENT INFORMATION: The home utilizes all electric appliances with the exception of a propane heater that is currently located in the fireplace and is equipped with a Guardian Security System. A relatively new large sized heat and air unit is complemented by ceiling fans through out the home. Water is provided through a rural water district that receives its water from the Pawhuska water system and a fire hydrant is located near the highway. The septic system is well engineered with a large disposal field. The home and shops are served by two phone lines. A storm cellar is located a short distance from the home. The roof will be replaced in the fall of 2011.

The entrance road is gravel to an asphalt drive within the yard and garage approach. The yard is enclosed with a pleasing and low maintenance white vinyl fencing that is extended to the shop and barn area.



WHY PAWHUSKA AND OSAGE COUNTY?

Osage County is well known for of the Osage Indian Tribe that utilized this region as part of their early hunting grounds and later when the tribe became the areas first permanent settlers in the 1870's. Ranching and then the oil industry continued to forge the Osage and Pawhuska into a unique culture, set in ecosystem of the Tallgrass Prairie and Cross Timbers that is nationally and internationally known. What better location to establish a home, business, horse ranch, small cattle operation or even as a quick retreat from the hustle of urban living?

The Accelerated Federal Depreciation that has been available in Oklahoma since 1994 has been extended for 2011. The ranch is in an area that is believed to qualify for approximately 40% shorter recovery period for most non-residential depreciable property including roads, fences, ponds, corrals and barns.

PRICE: \$625,000 (SHOWN BY APPOINTMENT ONLY)

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