

# Bar V 2 Ranch



**Cross Timbers Land**

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**Description:** This productive and versatile ranch offers quality soils supporting introduced forage, native Tallgrass prairie, pecan grove and diverse wildlife habitat. The combination of Caney River frontage, 15 ponds, creeks, 20 acre oxbow lake, 1250 native pecan trees and grazing all contribute to the value of this profitable ranch. The location and easy access from Tulsa and Bartlesville are unique for this size of property.



**Acreage:** 1640 ac +/-,  
**Surface Only**

**Location:**

- Vera 1 mile
- Skiatook 14 miles
- Tulsa 25 miles
- Bartlesville 25 miles
- OKC 130 miles







**Improvements:**

3690 sq. ft. Main Residence, 4 bd 3 ba w/ 2 car garage  
Storm Cellar  
Rural Water  
2- 1000 gal propane tanks  
Older 30 X 100 ft. Dairy barn utilized for pecan harvesting  
70 X 80 ft. Machine shed  
40 X 60 ft. Insulated Steel Shop  
2- 3000 gal fuel tanks  
20 ton overhead feed bin  
Steel pens w/ load out  
26 miles of steel fencing in good condition  
Well maintained private roads  
Older managers home, in need of repair, with barn





**Soils and Forages:** The mix of Bermuda, fescue, clovers and native grass provides a diverse forage base that is desired by many livestock producers. The property is approximately 85% grazeable, including the pecan groves, and approximately 50% introduced forage. Owner rates the stocking at 250 cows while still able to produce enough hay for winter use.

Soils are primarily composed of Dennis and Parsons silt loam, Verdigris clay loam and Osage clay located in the flood plane next to the Caney River. Approximately 885 acres of the property are in restricted Flood Zone A. The topography would be described as gently rolling with elevation changes of 580 to 655 ft.





**Pecans:** The property includes approximately 1250 native pecan trees currently being harvested. Pecan expert's estimate cost of production will average 50% of gross sales. The grove has been intensively managed including; fertilizing, spraying, mowing, trimming etc. The Noble Foundation (<http://www.noble.org/Ag/Keywords/pecan.html>) and OSU extension (<http://pods.dasnr.okstate.edu/docushare/dsweb/View/Collection-326>) are excellent resources for pecan management.



**Water:** The ranch provides 1.4 miles of Caney river access, numerous ponds, draws and a 20 acre oxbow lake. The headquarters area is serviced by rural water. Average rainfall for the area is 40" per year.



**Wildlife and Recreation:** The mix of native and improved grass along with scattered timber compliments the diverse riparian creeks and river environment to create an outstanding habitat for multiple species of wildlife. Deer and turkey are very abundant along with a myriad of waterfowl species that make the river and oxbow lake their home.



**Additional Information:** 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, barns and pecan trees.

Due to its size and location, the property may qualify for a conservation easement that would contribute significant tax credits.

Compared to many other states, the advalorem taxes are relatively low. The current taxes are approximately \$2.70/ acre.

Additional maps and photos of the home and improvements available upon request.

**Price:**           **\$2,800,000**

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