

RIDDLE RANCH

Osage County, Oklahoma



Cross Timbers Land

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Acreage:

255 acres +/-, surface only.
(an adjacent 800 acre tract
may be available if a larger
acreage is desirable)

Location:

6 miles NW of Pawhuska
50 miles to Ponca City
25 miles to Bartlesville
60 miles to Tulsa
140 miles to Oklahoma City



Description:

The appeal of this scenic property will be valued most by those that take pleasure in the diverse landscape and wildlife of this rather remote, but accessible, location. Situated a short distance south of the Nature Conservancy's Tallgrass Prairie Preserve and north of Pawhuska's Blue-stem Lake, it is bordered on the south, west and east by one of the largest ranches in Osage County. The remaining neighbors, though smaller, don't lend themselves to fragmentation or development.

The Tallgrass Prairie, oak and blackjack of the Cross Timbers and the rugged terrain of Bird Creek are all represented and wrap around a beautiful home, a charming cabin, a large shop and horse barn. Although only minutes from the small country town of Pawhuska, you immediately know that you are far removed from the busy urban areas.

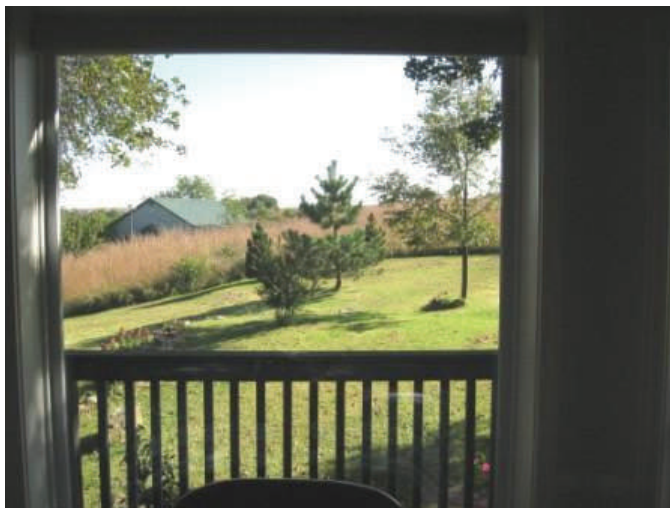


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Improvements: (A more detailed description and photographs are provided in an additional PDF brochure) **Main Residence:** The attractive split level home, built in 2000, was designed and engineered by Stitt Energy Systems; known for their energy efficient/green homes. More information can be found at www.stittenergy.com.

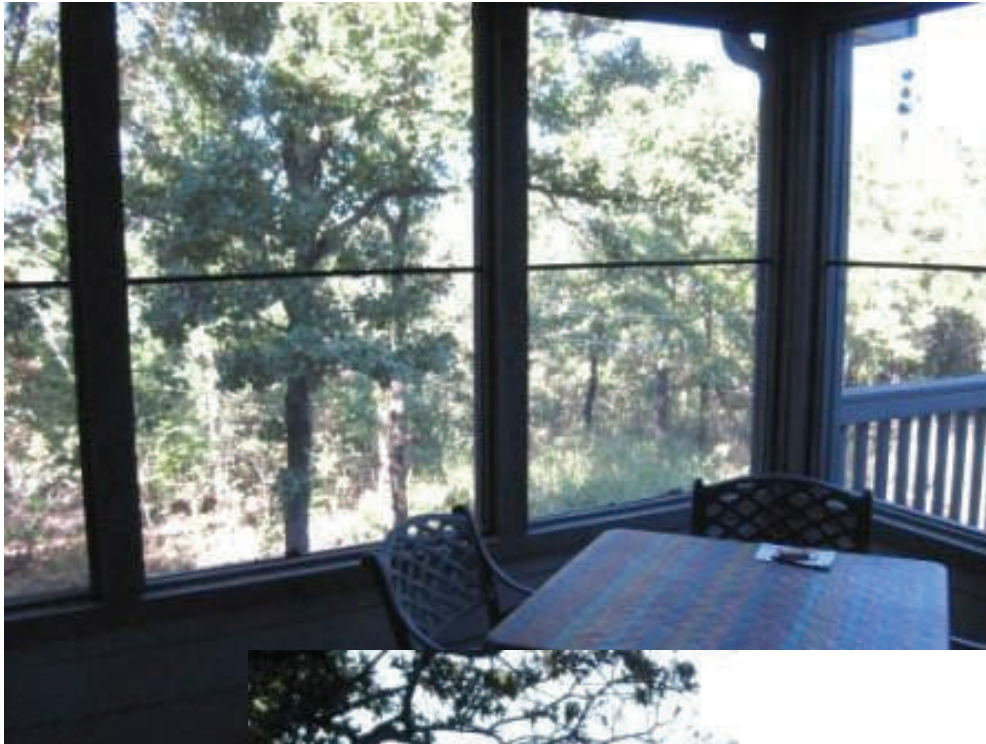
The approximately 3800 square foot home contains three bedrooms and three and one half baths. The great room is approached from the covered porch area through the double French doors. The inviting living area is accentuated by the rock fire place with a wood burning insert. The view, through transom windows, enables you to feel the beauty of the Cross Timbers oaks while enjoying the elegance of the home. The spacious open living area flows toward the kitchen serving buffet, center island and on to the family breakfast area. The large bay windows of this area look out to glimpse more of the rolling prairie and the Tallgrass Prairie forages. The top of the line appliances include the commercial gas stove top, stainless Thermadore Professional convection oven and Amana refrigerator and freezer.



The hallway leads from the kitchen to the utility/laundry room and on to the master bedroom. The utility area contains abundant storage, which is evident throughout the home. A large closet and master bath compliment the master bed room and opens to the deck that occasionally offers views of Bison grazing on the Tallgrass Prairie Preserve.

The upstairs area is accessed from the living vicinity and contains two bedrooms that have separate lavatory and closets but share a common shower, tub and stool. A very spacious office including built in solid oak desk and shelving is also located in the upstairs area.

The two car garage has an entrance into the basement level that consists of a large room currently utilized as an exercise area, full bath and safe room with additional storage. The exercise area opens, through sliding glass doors, to the outside.





Cabin: The 680 sq. ft. cabin was built by the Hearthstone Company in 1989. It is constructed of solid hand hewn logs. The cabin includes a living area, kitchen, full bath and a loft with sleeping area and closet. The fire place is constructed of native sandstone and is accentuated outside with an attractive stacked native sandstone chimney. A large porch extends along the south and west side of the cabin.

Barn: The Morton Barn was constructed in 1999 and is approximately 30' X 60' with a 10' enclosed lean-to and full loft. The north portion has a concrete floor and is utilized as a shop area. It also contains office space, storage and is plumbed for a restroom. The south portion contains, on dirt floor, two Preifert horse stalls, hay storage and is fully insulated.



Water and Utilities: Water is supplied by the nearby pond to a state of the art filtration system. The water is pumped through settlement tanks, chlorine, sand and finally a charcoal filtration system and is boosted with three pressure tanks.

Buried telephone lines serve the home and cell service is adequate. A Hughes satellite system provides internet service.

A solar unit utilizes the sun's energy to heat the 105 gallon hot water tank which is backed up with an electric resistance heat element.

Monthly utilities average only \$100 per month.



Wildlife and Recreation: Just the ability to own a small piece of this unique ecosystem and to walk, smell, listen and observe a relatively untouched representative tract of the Tallgrass Prairie is the ultimate recreation for many.

The deer, turkey, quail and other game animals such as squirrel, raccoon, coyote and rabbit are what may attract others.

Even more attractive may be the varied non-game population such as eagles, prairie chicken, and other woodland and prairie bird species. Red and Grey fox, bobcats, and even an occasional cougar can be spotted in this habitat.

Osage County Background:

Although they and other Native American tribes hunted this area for perhaps hundreds of years, the Osage Indian tribe was the first permanent settler in the early 1870's. In 1907 approximately 650 acres was allotted to each member of the tribe. This land is still held by many of the descendants or has been sold over time to the ranchers and farmers, which in many cases, have consolidated their holdings into larger more economic units.

Even in the late 1800s, the Osage became a famed grazing area for primarily Texas cattle that were herded and driven to the area for summer grazing. Later, rail lines into Elgin and Honeywell, Kansas facilitated the movement of thousands of cattle into the vast prairies of the Osage and Cherokee Strip. These same cattle were then moved back to these railheads after summer grazing and moved on to northern markets. In the 1920s, railroads began their movement into the Osage and none was more prominent than the Midland Valley Railroad that borders Bird Creek on the east side of the ranch. This rail line served, among other rail stops, the Blackland shipping pens, located approximately 8 miles Northwest that received and shipped more cattle each year than any other shipping pens in the United States.

Ranching, oil and the Osage Indian tribe have forged the Osage and Pawhuska into a unique culture that appeals to many people. The establishment of the Tallgrass Prairie Preserve has given the area even larger national and international attention.



Soils/Topography/Forage: The Tallgrass Prairie forages are evident on the limestone soils of the prairie, sandstone base of the Cross Timbers and the bottom land soils of Bird Creek. Well over 700 different species of grasses, forbs and legumes have been identified on the Tallgrass Prairie Preserve.

The grasses of the prairie are represented by Big bluestem, Indian grass, Switchgrass and Little bluestem to name just a few of the important grass species. Prairie Acacia, Leadplant, Showy partridge pea, Roundhead lespedeza and Slender lespedeza are just a few of the represented legumes. Maximilian and Ashy sunflower, Prairie coneflower, Pitcher sage, Annual broomweed and several Gayfeather varieties are representative of the native forbs of the prairie.

The Cross Timbers contains these same species and is noted for the sandstone based soil. These soils, because of their water retention ability, sustain the post oak, blackjack oak and hickory of the upland as well as sand plum, Mexican plum and redbud.

The Bird Creek bottom and its tributaries will sustain red oak, bur oak, chinquapin oak, pecan, black walnut, sycamore and river birch for just a partial list of species represented.

These limited lists of plants are important ingredients of the diverse ecological balance of the Tallgrass Prairie and Cross Timbers ecosystems. They contribute to the livestock grazing and wildlife habitat of Osage County that is recognized throughout the United States, even the world, as representative of these shrinking ecosystems.



Potential: This property obviously will not appeal to those that demand the convenience of urban living but should interest those that appreciate the freedom and peace that is offered by stepping back from the hectic life style that most of us live. These same people will value the relatively unspoiled ecosystem that this property represents.

Even though it gives a sense of “getting away from it all”, it is easily accessible to be utilized as a permanent home or possibly a weekend retreat.

It is evident that the facilities could easily be utilized as a bed and breakfast or dude ranch that could provide housing for guest’s horses.

The ranch is in an area of Oklahoma, designated as special American Indian lands, that qualifies for Federal Accelerated Income Tax Depreciation relating to most ranch non-residential depreciable property. This equates to a shorter recovery period of approximately 40%. This act has recently been extended by Congress through December 31, 2009. Qualifying lands may include previous tribal land which may have been transferred to new ownership.

There should be interest from several groups that are qualified to accept conservation easements. These easements, that can be tailored to fit the needs of the individual owner, can provide attractive tax credits. We have recently been involved with such an easement and all parties were more than satisfied with the very attractive tax credits provided.

Compared to many other states, the advalorem taxes are relatively lower. The current taxes are less than \$2,000/year.

If a larger tract is desired, an adjacent 800 acres may be available.

Price: **\$975,000**