

Ponderosa Ranch

Cherokee County, Oklahoma
1,000 Acres +/-



Cross Timbers Land

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Description: This attractive and versatile property located near Tahlequah, OK offers rolling Ozark hills, water, productive grazing and wildlife habitat with abundant populations of deer, wild turkey and dove. The property is approximately 75% open with native and introduced forages and 25% scattered timber accented with elevation changes of over 250 feet.



Acreage: 1000 acres +/-, surface only.

Location:

- 5 miles south of Peggs
- 8 miles north of Tahlequah
- 13 miles south of Highway 412
- 1 hour East of Tulsa via Hwy 412
- 50 minutes West of Siloam Springs, AR



Improvements:

- Frame home with large living and dining area, 1 bath and 1 bedroom.
- Older trailer home utilized as a weekend retreat and hunting camp.
- 45' X 60' Barn
- 40' X 75' Shop w/ concrete floor
- Steel pens
- 2 Water Wells

Forage: The ranch is comprised of native and introduced forages. There are approximately 110 acres of bottom ground in fescue, ryegrass, clover and Bermuda. Much of the upland area has been previously cleared and consists of native Tallgrass Prairie and introduced forage. The Clarksville soils are prominent in the upland and mirror much of this part of Oklahoma and Northwestern Arkansas. It is owner rated at approximately 200 cow units per year or more with aggressive fertilization and grass management.



Water: Numerous springs and draws throughout the property create a very unique and scenic property. Blackbird creek crosses the western side of the property for ½ mile with additional stocked ponds, many spring fed, for fishing and water fowl opportunities. The 500 foot deep well located in the higher elevations of the ranch would provide fresh water to almost all areas of the ranch with little development.



Wildlife and Recreation: The mix of open pasture and timber compliments the diverse riparian creek bottom to create habitat for a varied wildlife population. Deer and turkey thrive as well as other game and non-game wildlife. This scenic area of bluffs and spring fed water falls feed into the clear Ozark waters of Blackbird Creek. The mosaic timber areas contain post oak, blackjack, hickory, ash, dogwood and shortleaf pine in the upland areas and walnut, red oak, white oak and other hardwoods in the bottoms. The location close to Tahlequah, Illinois River, Gibson Lake, Tenkiller Lake and the entire Northeast Oklahoma lake system, just add to the recreational value.





Additional Information: The property is all contiguous with no public access running through the ranch. State Highway 82 borders the property on the southwest in addition to county road access. Approximately 230 acres, which have been surveyed and subdivided for development, are available for purchase as well.

Taxes: Oklahoma ad valorem taxes are relatively lower than several surrounding states and the taxes for the ranch are less than \$1.00/acre per year.

The Accelerated Federal Depreciation that has been available in Oklahoma since 1994 has been extended annually through 2009. The acreage is in an area that is believed to be qualified for the approximately 40% shorter recovery period available for most non-residential depreciable property.

Minerals: Surface Only

Price: \$1,400,000 \$1400/ acre

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