

Rock Creek Ranch

Okfuskee County, Oklahoma
1366 Acres +/-



Cross Timbers Land

2006 NORTH LYNN • PAWHUSKA, OK 74506 • PHONE: 918-287-1996 FAX: 918-287-1997

Lee Holcombe
Broker
918-287-1996

Jeff Henry
Broker Associate
918-287-7068

Amy Prater
Sales Associate
405-612-3656

Description: This attractive and versatile property located near Paden, OK offers excellent soils supporting introduced forage, as well as, wildlife habitat. The combination of North Canadian River frontage, over 20 ponds, multiple creeks, timber and excellent grazing all contribute to the value of this balanced property.



Acreage: 1366 acres +/-, surface only.

Location: 3 miles Southeast of Paden
10 miles East of Prague
1 hour East of Oklahoma City
1 hour Southwest of Tulsa





Improvements:

Remodeled 1 ½ story ranch home of approximately 3500 square feet, 3 bed 2 bath with whirlpool tub, wood burning insert, large utility/mud room, large walk in closets and office.

Steel corrals with sorting alley, load-out, working facilities under barn, saddle house, small shop and multiple traps.

24 ton overhead feed bin

Over 20 ponds and 1 lake

Extensively fenced and cross fenced into manageable pastures ideal for rotational grazing. Fencings varies from new 6-wire steel to older woven wire. All are considered adequate.

2 Domestic well waters



Soils and Forage Production: The mosaic mix of improved forages and timber provides a land base that is desired by many livestock producers. The property is estimated to be 85 open pasture and 15% timber. The Darsil-Stephenville complex and silt loam soils are ideally suited for the Bermuda based pastures. The terrain is best described as rolling hills.

There is very little fescue showing up primarily in some lowland areas. The majority of the pastures have been over seeded with annual ryegrass and arrow leaf clover.

The owner is currently running 300 pairs year round and backgrounds calves for approximately 6 months with no fertilization.



Water: ¾ mile North Canadian River frontage, 20 plus ponds and 1 lake, multiple streams and creeks, domestic water well at headquarters and 1 well on east side of property not hooked up to electricity. The ranch is located in a 40 inch rainfall area.

Wildlife and Recreation: The mix of pastures and scattered timber compliments the diverse riparian creeks and river environment to create the habitat for a varied wildlife population. Deer and turkey thrive as well as other game and non-game wildlife. The location next to the North Canadian River enhances the waterfowl prospects. The ponds, creeks and the River provide even more recreation and fishing opportunities.



Taxes: Oklahoma advalorem taxes are relatively lower than several surrounding states and the taxes for the ranch including the homestead are approximately \$1600 per year.

The Accelerated Federal Depreciation that has been available in Oklahoma since 1994 has been extended annually into 2008. The acreage is in an area that is believed to be qualified for approximately a 40% shorter recovery period for most non-residential depreciable property.

Price: \$2,322,200 \$1700/ acre

The information in this brochure is from sources deemed reliable, but no warranty or representation is made as to its accuracy by the Seller and its Brokers expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property.