

Henrie Ranch

140± acres | \$1,199,000 | Pauls Valley, Oklahoma | Garvin County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Henrie Ranch

We are proud to have obtained the exclusive listing on the 140± acre Henrie Ranch in Garvin County, Oklahoma. This outstanding cattle, hunting and recreational ranch is located 5 miles northeast of the town of Pauls Valley off Highway 19.

Topography

The topography of the Henrie Ranch ranges from almost level to gently rolling with lots of open native prairie country along with some big flats of coastal used for hay production, and some small wooded areas. There are over 200 producing pecan trees on the ranch that are traditionally harvested. Elevations on the ranch range from 910 ft. on the east end to 980 ft on the west end. There are 8 earthen ponds on the ranch that provide livestock water.





Improvements

The centerpiece of the ranch is a newly constructed 2,868 sq. ft. craftsman style 2 bedroom/ 3 bath main residence completed in 2021. The home features a large kitchen, dining room, and an office with built-ins, which could be converted into another bedroom, a laundry room, and an oversized two-car garage. This stunning house features very high-end finishes including custom stained cabinetry and granite countertops, GE Stainless Café Appliances and a butler's pantry in the kitchen, exposed brick walls, a custom brick fireplace, and exposed wood beams throughout, to name a few. There are over 1,100 sq. ft. of covered porches on the house that include a large back patio with a custom brick fireplace, a small covered porch off the master suite overlooking the fishing pond, and a large front porch with exposed beams and tongue and groove ceiling.

The ranch also features a large equipment barn/shop that is 65 ft. long and 45 ft. wide with a concrete floor and a large overhang off the southeast end.

There is also a set of cattle pens on the ranch with covered working facilities.

Fences on the ranch are in poor condition with some fences being non-existent.

























Water

Eight earthen ponds extend across the ranch to provide water for livestock and wildlife. Rural water is provided by the Garvin County Water District for all of the structural improvements.









Hunting • Fishing

Hunting on the Henrie Ranch is considered to be good with game species that include whitetail deer, dove, quail, and waterfowl. Multiple earthen ponds on the ranch are stocked with fish and provide excellent fishing opportunities.

Oil/Gas Production

There are two producing oil wells on the ranch. The current owners do not own any of the mineral estate, and no mineral interest will be conveyed with the sale.



Remarks • Price

If you are in the market for an outstanding cattle, hunting, or recreational ranch with great improvements in Southeast Oklahoma within a short distance of Norman (43 miles), Oklahoma City (59 miles), DFW (155 miles), and within close proximity to I-35 please give the Henrie Ranch your due consideration.

Whether you are looking for a vacation property or a full time residence this ranch has it all. The ranch is realistically priced at \$1,199,000.

For more information or to schedule a showing, please give Brendan Garrison a call at (806) 790-5900.





Oklahoma City

Norman

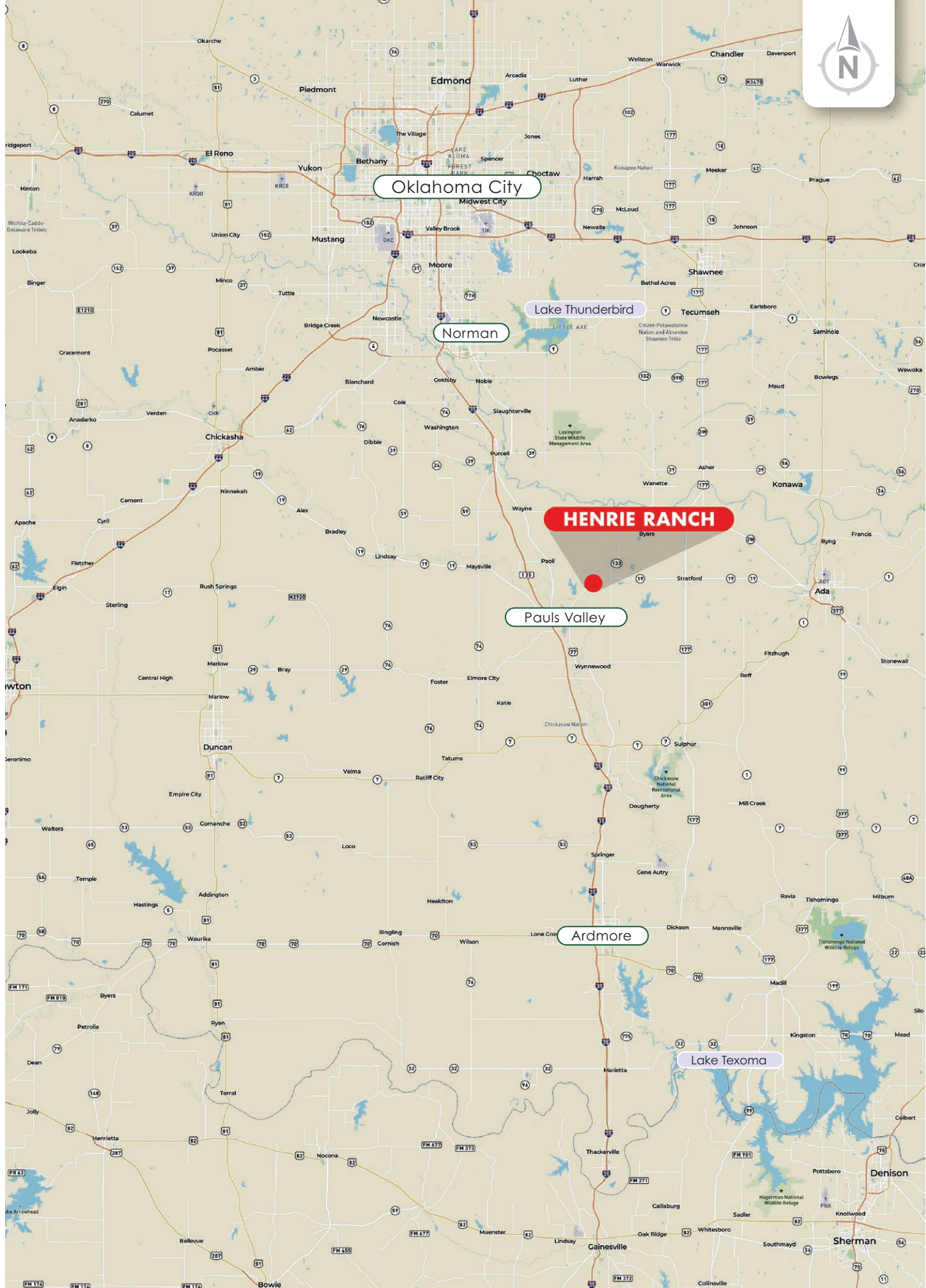
Lake Thunderbird

HENRIE RANCH

Pauls Valley

Ardmore

Lake Texoma





HINES LN
HINES LN

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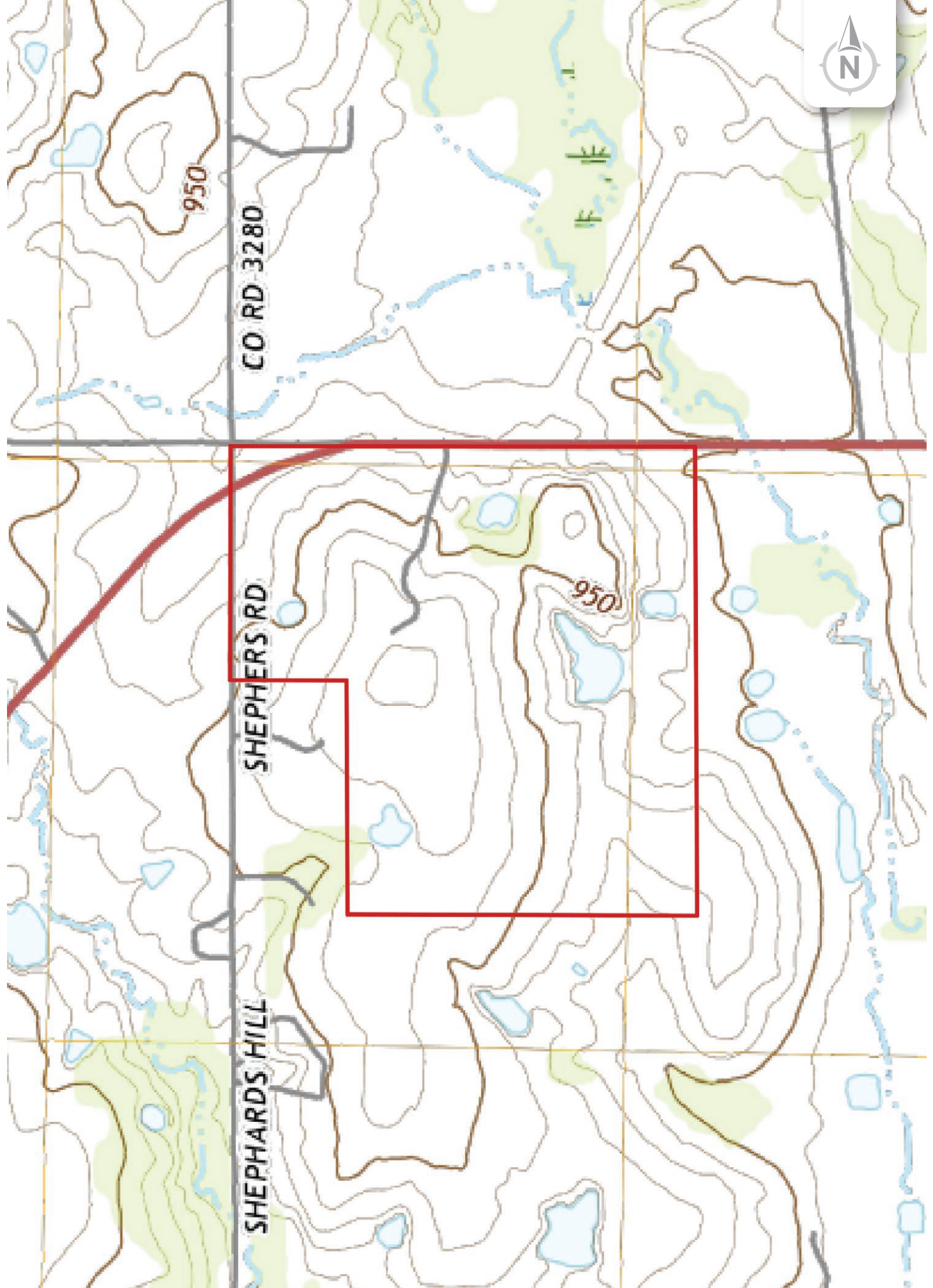
CO RD 3280

SHEPHERS RD

SHEPHERD'S HILL

950

950



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