



AMERICAN LEGACY LAND CO

FOR SALE

HUNTING RANCH PROPERTY

Creek County, OK

273 +/- Acres

OFFERED AT:

\$869,500

ABOUT THIS PROPERTY:

Exceptional turn-key hunting ranch located just 45 Minutes South of Tulsa! It is unusual to find a property of this size on the market with such easy access to Tulsa and Oklahoma City. This 273 +/- acre recreational property's owners have expended significant resources to make the ranch ready to hunt! Deer, turkey, hogs, and fishing enable a full suite of recreational opportunities! Only 10 minutes from Bristow, Oklahoma, just off Interstate 44.



More About this Property:

Cleared meadows alternate with timber streaks and clusters resulting in an optimum 65/35 timber/pasture mix for wildlife. The ranch has multiple feeders and blinds strategically placed in choke points, manicured pasture nooks, and pasture streaks. Each feeder/blind combination has a manicured path dedicated to access. With 273 +/- surveyed acres, the ranch provides a multitude of hunting choices for family and friends and also income producing opportunities for commercial hunts if desired. All permanent blinds convey, as well as all feeders. The vast majority of roads are accessible with a vehicle, with only a few requiring an UTV!

Multiple creek locations and four separate ponds are spread out over the acreage and provide ample water. As the property is perimeter and cross-fenced, another option afforded is livestock. Several of the meadows have been bailed by the current owner and the remaining pasture is composed of healthy native grasses. An east to west cross-fence allows a hunting/livestock combination property if desired. If a ranch house or hunting cabin is in the new owner's plans, many scenic build sites are evident.

Turn-key hunting, fishing, the ability to run livestock, scenic homesites, and the size of this tract with easy access to Tulsa and Oklahoma City, make this property unique to the market.



Directions: From intersection of State Highway 33 and Interstate 44 South of Tulsa, drive West on 33 for 11 miles; South on 33 for 5.3 miles to 161st; turn West and go 1 mile. Turn South on dirt access road and look for entry to property on the right. Entrance to property is off the dirt road that borders NE corner of property.
(35.927876,-96.423006)

Legal Description: Parts of 26-17N-08E Creek County
Tax Parcel: 0000-26-017-008-0-003-01

Taxes: (2023) \$416

Income Potential: Livestock, Commercial Hunts

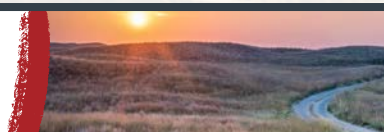
Available for 2024

FEATURES:

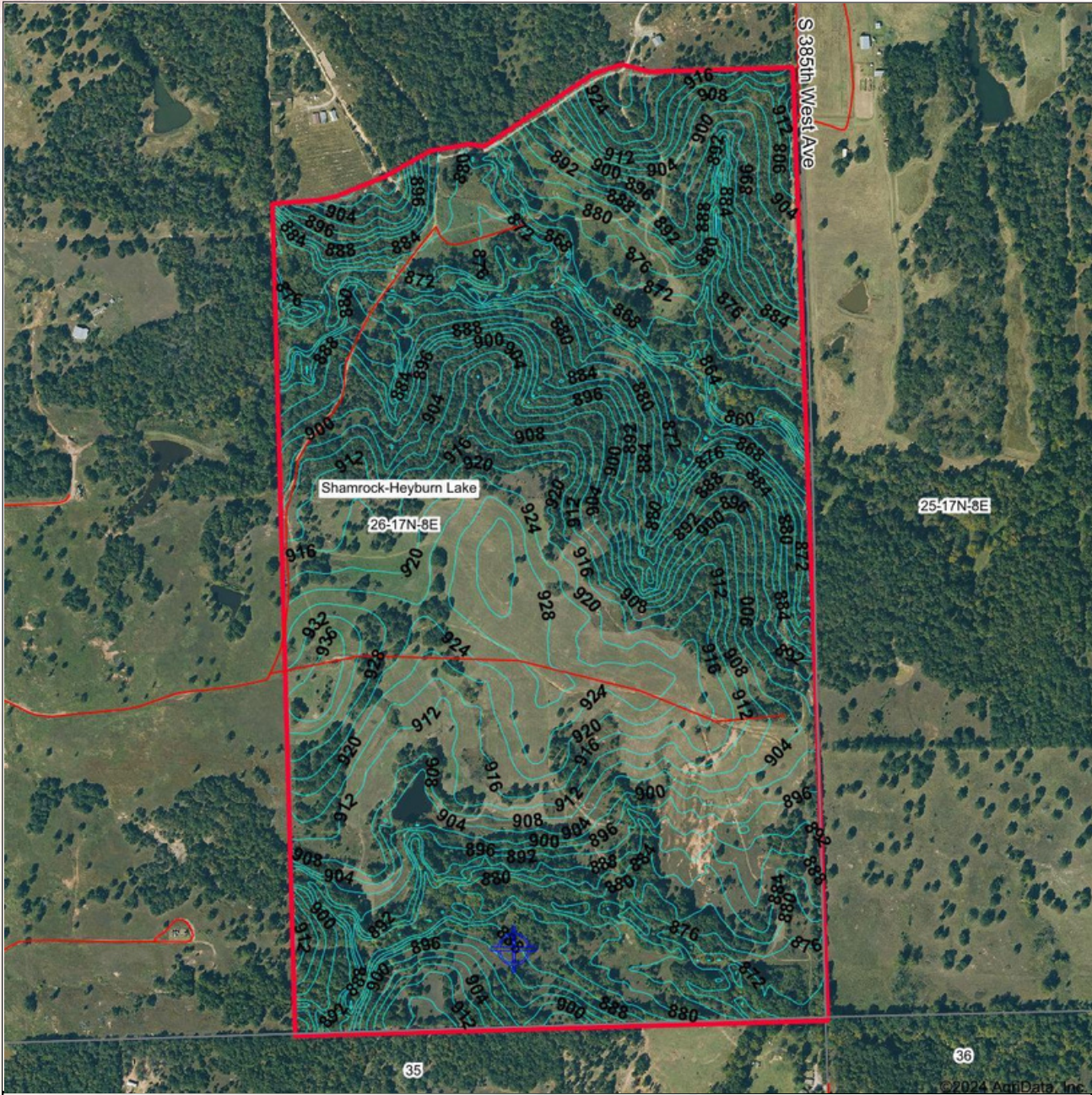
- Deer Hunting
- Turkey Hunting
- Ponds
- Streams
- Multiple blinds/feeders convey
- Build Sites
- Fresh Survey
- Unusually large tract with easy access to Tulsa and Oklahoma City



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CREEK COUNTY,
OKLAHOMA



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Source:USGS 10 meter dem

Interval(ft): 4.0

Min: 849.6

Max: 939.5

Range: 89.9

Average: 898.1

Standard Deviation:19 ft

0ft 777ft 1553ft



3/14/2024

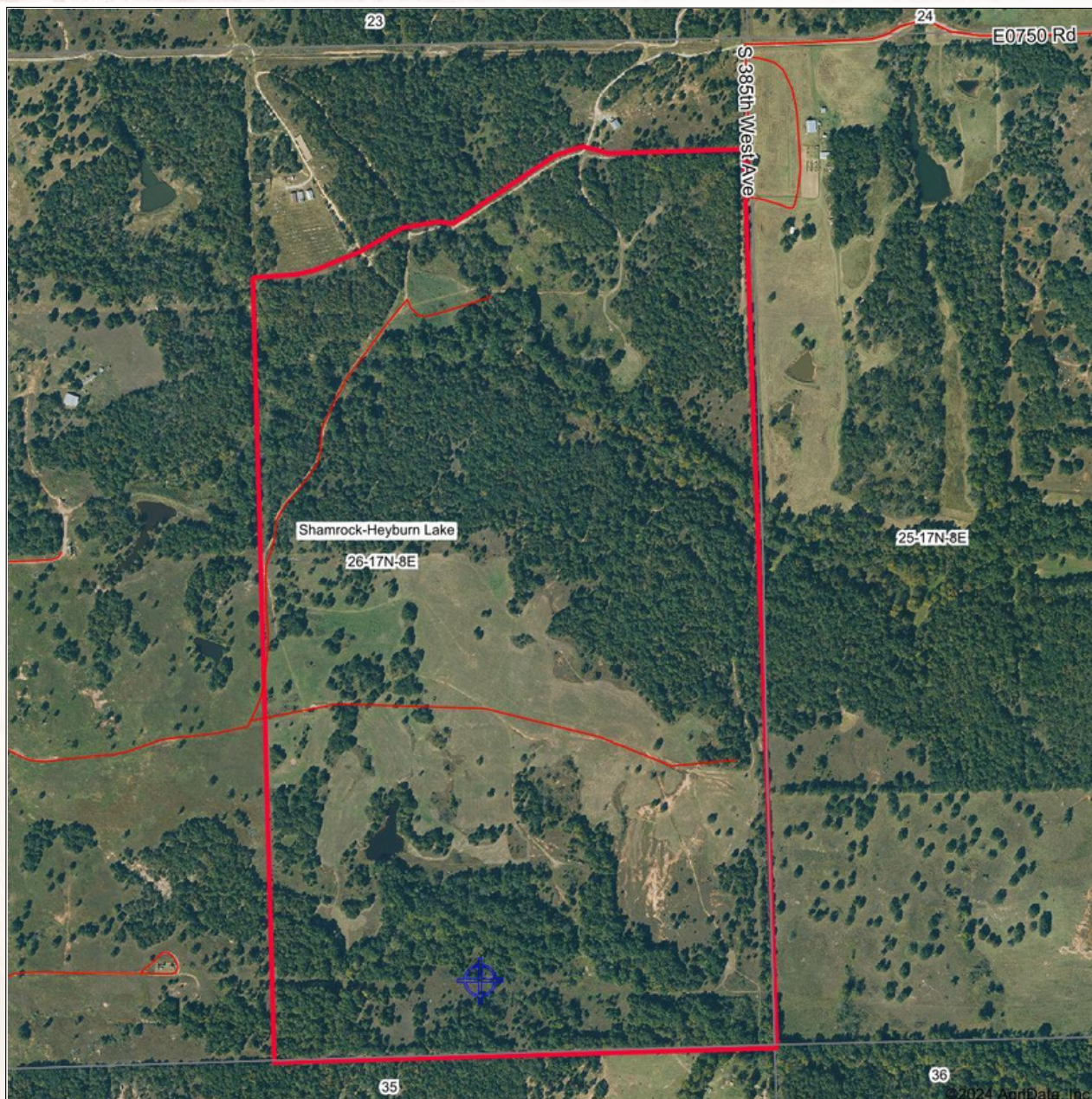
26-17N-8E
Creek County
Oklahoma

Boundary Center: 35° 55' 20, -96° 25' 38.5



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Boundary Center: 35° 55' 20, -96° 25' 38.5

0ft 825ft 1650ft

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26-17N-8E
Creek County
Oklahoma



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0ft 4474ft 8948ft

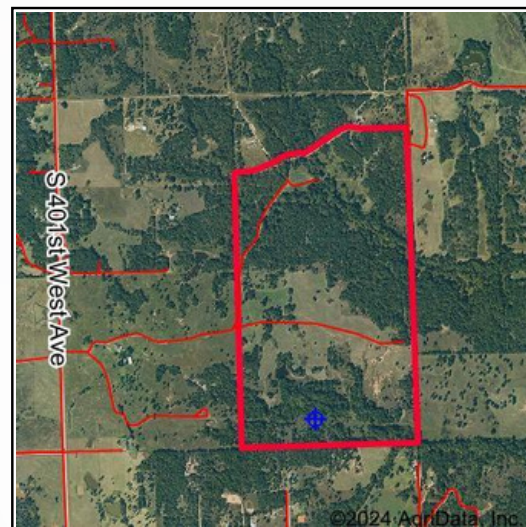
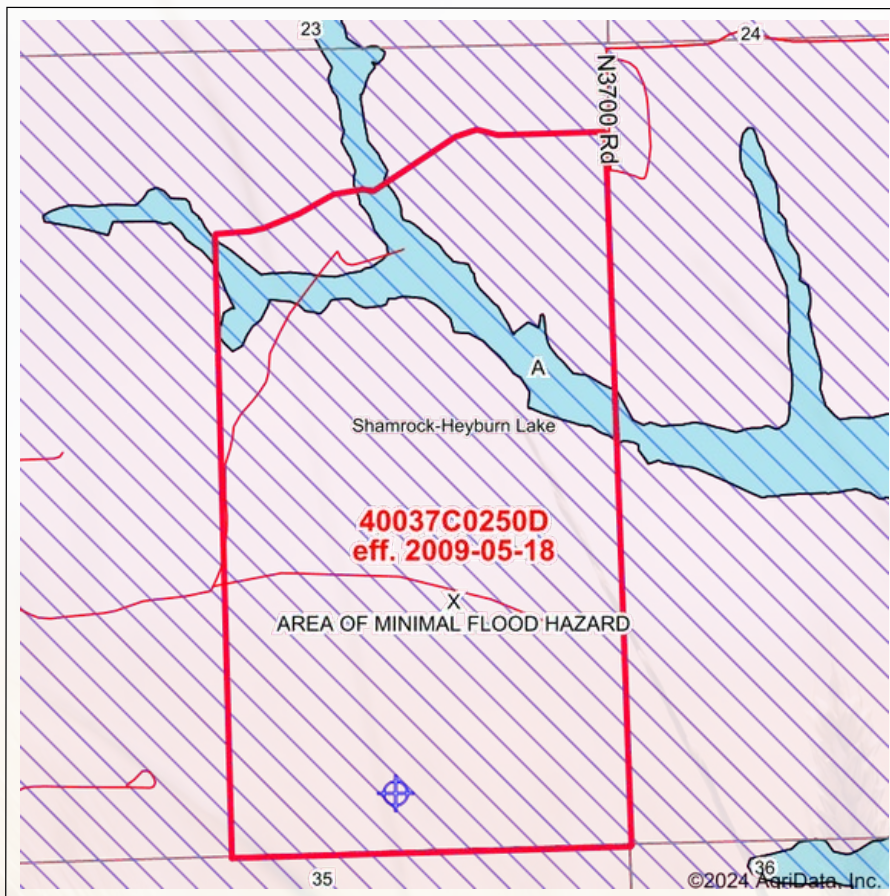


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3/14/2024





Map Center: 35° 55' 22.45, -96° 25' 35.85
State: OK Acres: 273
County: Creek Date: 3/14/2024
Location: 26-17N-8E
Township: Shamrock-Heyburn Lake

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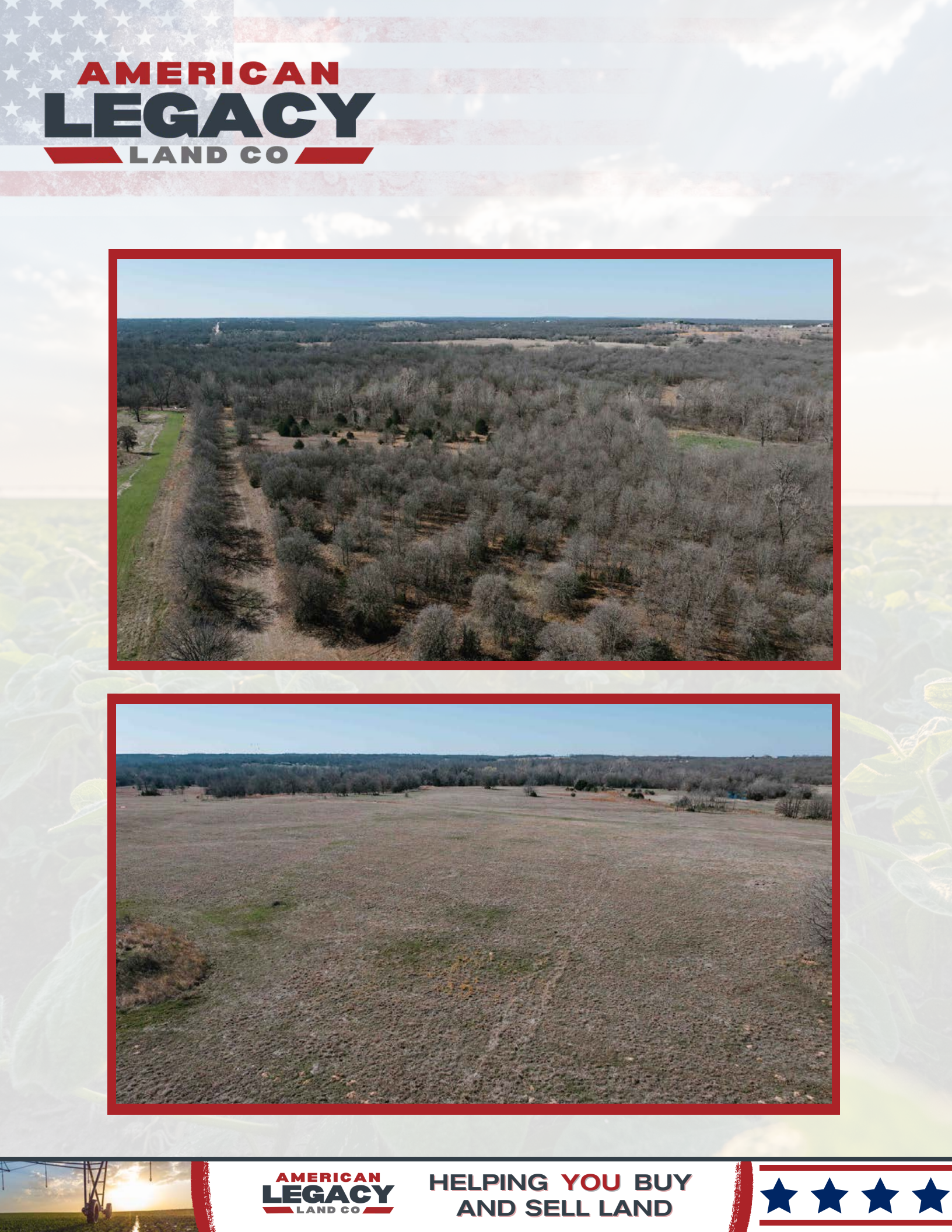
Name	Number	County	NFIP Participation	Acres	Percent
Creek County, Unincorporated Areas	400490	Creek	Regular	273	100%
Total				273	100%
Map Change	Date	Case No.		Acres	Percent
No				00%	
Zone SubType	Description		Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD		250.06	91.6%	
A	100year Floodplain		22.94	8.4%	
Total			273.00	100%	
Panel	Effective Date			Acres	Percent
40037C0250D	5/18/2009			273	100%
Total				273	100%



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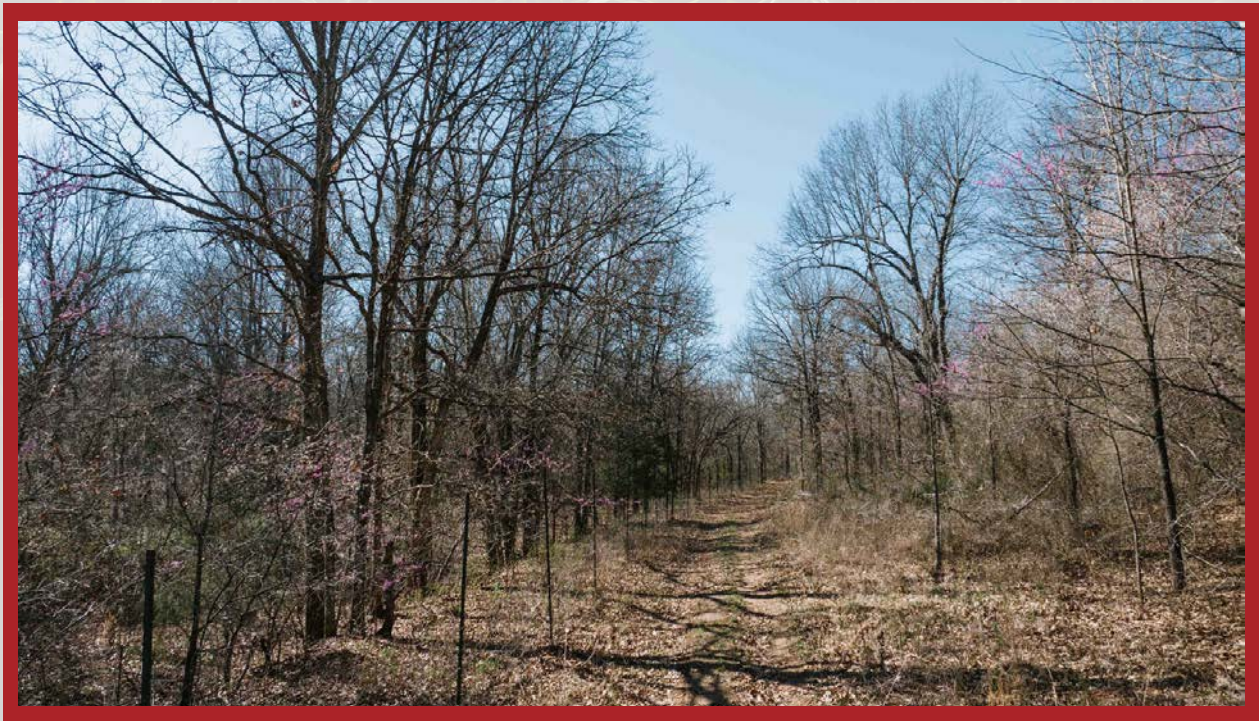
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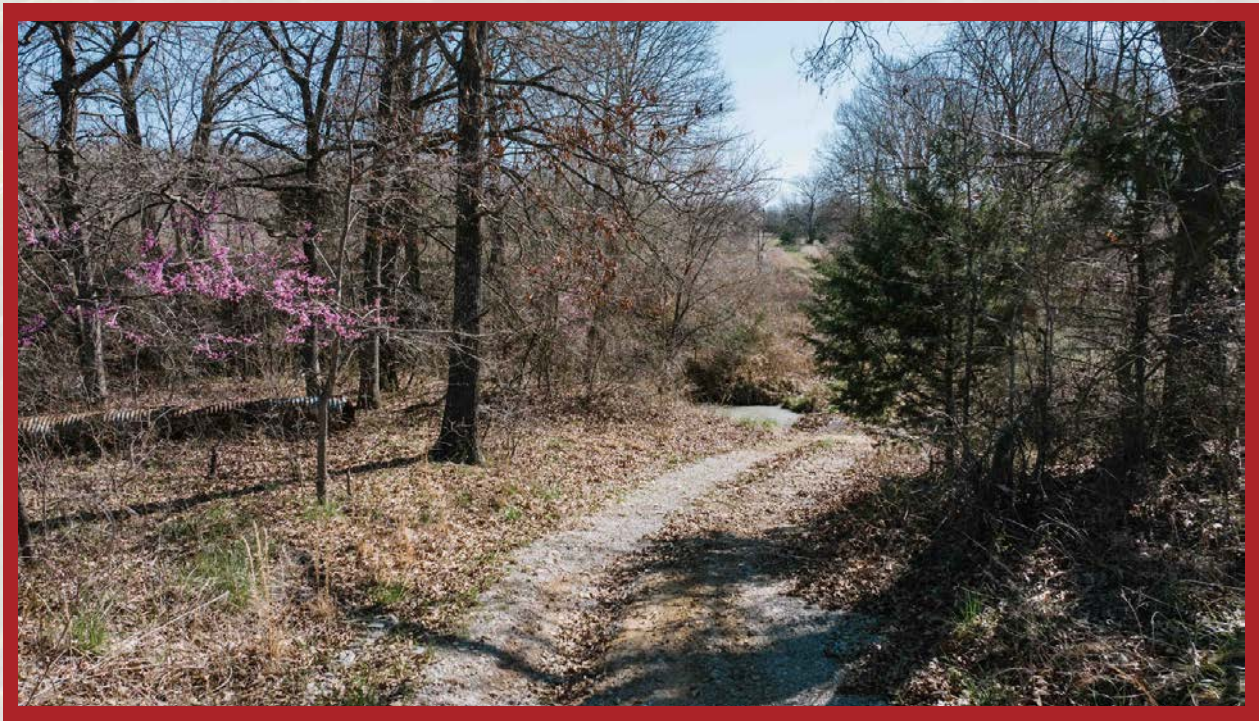
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About the Agent:

Don Eubank understands the hard work, challenges, and rewards that come with land ownership. Raised in Santa Anna, Texas, Don grew up working on the family ranch and dairy farm. His father was a real estate broker specializing in rural properties so, from a young age, Don learned the value of land ownership, the principles of land stewardship, and the strong bond that exists between land and its owners.

After obtaining a degree in Geology from Abilene Christian University and a degree in Petroleum Engineering from Texas A&M University, Don spent over 30 years in the oil and gas industry producing basins across the U.S. and internationally. Although initially involved in engineering, most of his subsequent career was spent managing oil and gas operations in a role that allowed him to build relationships with landowners on which the company had oil and gas operations. His experience in understanding and addressing landowners' concerns is a skill that Don draws on and puts to work every day at American Legacy Land Co.

A true outdoorsman, Don developed a passion for hunting and firearms at a very young age, with some of his fondest memories being associated with dove, quail, and turkey hunting in and around the family's property. Today, his hobbies include bird hunting, sporting clays, and buying, restoring, and selling firearms. Don and his wife Dena reside in Tulsa, Oklahoma.



DON EUBANK , LAND AGENT



918-200-8007



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