



STEPHENS COUNTY *For Sale* OKLAHOMA

LOCATED NORTHEAST OF DUNCAN, OK

1,040 ACRES

The **REAL ESTATE**
★ COMPANY

\$5,955,000

Listed By:
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Broker



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RANCH FEATURES

- Brand New Livestock Barn features 5 stalls, vet room, feed room, parking
- 30x70 Shop with concrete floor, electricity & shed row
- 24x60 Implement Shed
- 60x90 Hay Barn with gravel floor
- Multiple pasture shelters
- Cattle Pens, Working Chute and Tub
- Overhead Feed Bin
- 16 tanks/ponds
- Rural Water, Rural Electricity
- Excellent perimeter fences and cross fences with over 181 ft of elevation change
- Equipment to Convey Per Sellers List





HOME FEATURES

- 4,100 sf recently added onto main house features:
- 3 bedrooms & 2.5 bathrooms
- 2 NEW executive offices with views
- Safe room utility space
- NEW Billiard Bar room features: bar, sink, sitting area, pool table, shuffle board & dart board with 2 sets of sliding doors
- Updated Primary Suite showcases: sun porch with hot tub, sitting area, sleeping area & en suite bathroom with walk-in shower.
- BRAND NEW 2024 Solitaire Double Wide
- 1660 sf with 3bed/2bath & insulated shop



**FURNISHINGS
INCLUDED**

4,100 SF MAIN HOUSE

Recently renovated & added onto, the main house now sits over 4100 sf of living space and features 3 beds & 2.5 baths with an executive office, a bonus room, a new billiard bar room, large primary suite, and breathtaking views. New HVAC units for each side, new water softener system and new ice maker. Furnishings Included!!



1660 SF DOUBLEWIDE

2024 Solitaire Doublewide built in Duncan features 3 bed, 2 bath, open concept with propane & electric and a private well house. 30x40 insulated shop with concrete floor & electricity.



BARN & SHOPS

All equipment to convey with property! Brand NEW 70x46 Livestock Barn, 60X90 hay barn, 24x60 implement shed, 30x70 shop with gravel driveway and 70' shed row that includes mowers, air compressor, & tools.



WORKING PENS

Stock pens, cattle chute with concrete pad, cattle tub, and corrals strategically align to the NEW livestock barn offering functional set-up and central working location to the ranch. Whether it's horse or cattle you are into, this productive property can accomodate.



PRODUCTIVITY & USABILITY

This 1,040 acre combination ranch is set up for productivity and recreation. Cross fenced for improved efficiency, there is approx 430ac of improved pasture and 43acres that can be cultivated. 16 stock tanks/ponds, including a spring fed source along the main driveway, an overhead feed bin and rural water & electric services.



RECREATIONAL RETREAT

There is no shortage of wildlife found on this Stephens Co combination ranch, countless whitetail deer, turkey, native critters and birds, and top notch fishing are all part of this package. Mature hardwoods and hackberries offer cover, privacy and a recreational sanctuary for the local wildlife.



ELEVATION CHANGE

Profound canyons and numerous rock outcroppings lend heavily towards first class hunting possibilities, offering a natural habitat conducive to wildlife as well as scenic beauty. This ranch spans over 181 ft of elevation change and incredible views can be found throughout the entire property.

