

# LOST BRIDGE RANCH

Pawnee County, Oklahoma

478 Acres +/-



**Cross Timbers Land**

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## LOST BRIDGE RANCH PAWNEE COUNTY

**ACREAGE:**            **478** acres with all owned mineral interest to transfer. A **40** acre tract could be sold separately from the 478 acres.

**DESCRIPTION AND FEATURES:**        This remote but accessible Cross Timbers acreage in Eastern Pawnee County, with a mosaic habitat of open pasture and timber covered ridges, offers a cross section of recreation opportunities. The property should appeal to the hunter, fisherman, ATV enthusiast and to those that just want a “weekend get away”. The Character and beauty of the ranch are both enhanced by the elevation changes from 900 feet on the ridges to approximately 750 feet, near the river, and the interesting terrain includes Arkansas River frontage and 6 scenic ponds.

The Ranch is named after one of its most unique features; an abandoned hand crafted stone bridge hidden deep in the woods. The archway stone bridge is still intact and appears to have been built in the early 1900s. Nearby there are two stone foundations from homes built near the time of the Oklahoma Land Run. These sites include underground cellars and water wells. There is even an abandoned whiskey still in the woods from the prohibition era.

Walking the property you will be amazed at the natural beauty of moss covered rock formations hidden in the woods. There are two spring fed creeks that include a small waterfall and many deep sloping ridges.

**LOCATION:**            The ranch is located approximately 1.5 miles East of Blackburn. Blackburn is 5.5 miles north of Highway 64 between Pawnee and Cleveland and is less than 15 miles from the Hallett Exit of the Cimarron Turnpike. Cleveland and its conveniences are approximately 20 minutes to the East on 64 Highway.

- Tulsa and Stillwater – 45 miles.    (approximately 45 minutes)
- Oklahoma City – 115 miles.        (approximately 1 hour and 45 minutes)



**WILDLIFE AND RECREATION:**

Deer, turkey and wild boar are abundant throughout this area. For the fisherman each pond is stocked with bass and the Arkansas River is a natural wonder. ATV riders will love the opportunities and challenges this ideal property offers. Just as enjoyable is the ability to spend quality time away from the everyday pressures associated with most of our lives and take pleasure in the quiet and solitude of this rather remote acreage.



Most hunters are aware of the quality hunting along the Arkansas River in Northern Pawnee and Southern Osage County. The location is a relatively isolated area of Pawnee County and in a bend of the Arkansas River across from a Corp of Engineers Wildlife Management Area in Osage County. A small acreage in the Southeast portion of the ranch was taken by the Corp when the Keystone Dam was built. This acreage, possibly as much as 40 acres, is unfenced and has always been utilized by the owners of the property to access to the river and an “island” in the river.



**MINERAL INTEREST:** The owners are unsure of their mineral interest although they receive some income from an injection well located on the North portion of the ranch. All owned mineral interest will transfer.

**WATER:** The approximately 6 scenic ponds, the creeks and the access to the river offer a myriad of recreation activities and at the same time contribute to the character and distinctiveness of the ranch. There are two wet weather creeks that include a small waterfall and many deep sloping ridges. These wet weather creeks reach from the furthest northern points of the Lost Bridge Ranch to the Arkansas River on the far south end of the property. These natural draws provide easy access for wildlife to forage deep into the heart of the Ranch.



**TAXES:** The 2009 advalorem taxes were \$771.

**POTENTIAL:** Obviously the ranch will have much interest from sportsmen and recreationalist for it combines all the natural amenities of properties that are many times larger and offers a lifetime of enjoyable outdoor experiences.

It also has the added potential of additional income from grazing and other agriculture activities. Maintenance of the current fences, additional fencing and other land management practices, such as prescribed burning, would enhance the forage production, reduce cedar encroachment and contribute to the habitat structure. These practices would be favorable to both wildlife and livestock.

There are numerous home or cabin sites for those that would have an interest in a permanent home or week end get away.

The 40 acre tract (NW/4 of the SW/4, Section 28) borders NS 361 Rd. and would offer a small acre recreation tract that would also present several nice home sites. This acreage could be differentiated from the sale of the total property and priced subject to owner's approval.

**PRICE:** **\$1,000/acre** **\$478,000**