



coach Blake Shelton has been known to hit the stage at The Doghouse, a venue at Old Red in Tishomingo. Several Team Blake members have also performed there.

HERD ABOUT THE BISON?

There are many spots in Oklahoma where American bison can still be seen. At **Old West Buffalo Company**, a new attraction in Pawhuska, guests can take a wagon ride into a pasture to meet and feed the resident herd.

GEAR UP

Whether it's a fun boutique like **Buffalo Roam** (left) in Pawhuska or Oklahoma City's **Stockyards Co.**, the cowboys are making

Old West Buffalo Venue
Pawhuska OK 74056

American Pride Realty
Susan Yoder
[918-521-3165](tel:918-521-3165)
Osage County
20 acres,

Location 4.5 miles west of town, on HWY 60

Property is a mix of trees, rolling terrain, meadows & cedar trees
Fully fenced,
Outdoor Roping arena
2 stocked ponds bass & Crappie
2 water sources, well & rural water available

Home & Barns have separate entrances as well as electrical services,
Gated and separate entrances for the venue and the home.
Circle driveway for the home
Home has 200 amp , barn has 400 amp, 600 total

Home has rock exterior and spacious inviting covered front porch
2021 taxes \$1,908.
Zoning is real /ag
New metal roof on home & detached garage
Central heat & air
Home was built in 1950, updated kitchen & bath, 1828 sq ft.
Wood burning fireplace in living area
Spacious rooms, large windows allowing for lots of natural lighting

Old West Buffalo Venue 40 x 70 w/70' x 18' boardwalk

New 5 ton heat /ac unit
3 bathrooms
Mini split for gift shoppe /trading post
They also sell Buffalo meat
9 gold leaf handprinted chandeliers

Catering prep room
Storage utility room
Upstairs loft
Original 1880 window from FairPlay Colorado
Old Hwy 60 is part of the property and offers excellent parking for
tour busses and guest parking

This venue provides dinner and a show, or just Buffalo tours
Hay rides,
Music, video on Buffalo history in the USA

Woody the male Buffalo is a celebrity!
-He has a full page article in the OklahomaToday.com magazine,
there is a full animal issue. P 48

-2022 Oklahoma State Parks & Outdoor Guide Has a section ,
travelog.com page 128 & 129 on the venue

-OKLAHOMA 2022 Travel Guide , page 60 has a big picture of
Woody.

- He was also in a video that ran throughout the summer in Times
Square

<https://oldwestbuffalo.com/shows/>

<https://visittheosage.com/places/old-west-buffalo-co/>

Osage Nation has a strong tie to the Buffalo

They have a relationship with RibCrib in Bartlesville. They provide
everything including servers and free delivery. It is a great money
maker and the location is perfect to capture all the tour buses that
travel through Pawhuska.

Net \$1,500. For 50 guests, bus tours, no food

Net \$2,100. 50 guests, bus tour, 1 meal. Bus tours are approx 1.5 hrs
from start to finish

Old West Buffalo Co.

Business Identity & Marketing

Website, including domain name (oldwestbuffalo.com)
Logo and letter mark files in various formats/colors
Facebook Business Page w/ approximately 3800 followers
Existing ads and marketing on TravelOK.com and other sites
Google My Business Page with many 5 star reviews
Phone number forwarded to your cell number until June of 2023. (We may not be able to transfer the number to another account holder.)
3 Signs
Customer email list
Ticket page application
Business name which is currently registered with Oklahoma Secretary of State

Gift Shop

Custom lighting
4' chest freezer
Small glass top beverage/ice cream freezer
Vintage checkout counter
Shelving and remaining inventory

Event Space

13 - 5' round tables and 110 brown resin folding chairs
4 - 8' banquet tables with several sets of black linens
Navy crinkle style tablecloths for 5' round tables
13 centerpieces including lanterns and LED candles
At least 110 mismatched china plates, water goblets and vintage flatware
9' pecan slab bar + 8 whiskey barrels
Variety of vintage linens and fabric pieces for use on fireplace mantle
Variety of decor items including 2 cowhides, a collection of old cowboy boots
2 drink carts
4 - 2.5 gallon glass drink dispensers with stands
Video projector and 12'x 12' screen
Sound system including 4 mounted power speakers all wired into sound system with mixer, amplifier, 2 outdoor speakers along boardwalk, 1 in gift shop, and 2 on rear deck. CD player, DVD player.

Outdoor

2 nonworking vintage tractors; one John Deere and a Farm All
Antique horse-drawn hay rake
8 new, stained wood picnic tables
Outdoor hand washing station
1950 Minneapolis Moline tractor (runs well)
Customized John Deere 6 ton hay wagon with removable steps

Price

Cost without bison: \$71,000
18 Bison: \$55,000
Stock trailer: \$22,000 (2 year old Circle D brand 28' stock trailer. Used 4 times.)

This is a complete and final list of everything included in the sale of Old West Buffalo Company, LLC.

29521 US Highway 60. Pawhuska Ok 74056

20 acres. Fully fenced Zoned Ag. In Osage County, 2021 taxes \$1908

Highway frontage on hwy 60, Fully fenced steel pipe along frontage
great tour bus access and parking for buses and cars
of parking on old hwy 60 is a part of the property
Full sized roping arena with steer run and return
2 ponds, large pond has 4 lb bass
3 phase power crosses the property
Great views of valley
2 septic systems

Water source well - alternative water source rural water system (currently disconnected)

Residence- 1877 finished Sq Ft on main level. Unfinished attic with potential to finish
2 large bedrooms. 2 full baths
9.5 foot ceilings
new metal roof
Stove exterior, large front covered porch, covered side porch
completed updated/remodeled. New paint, carpet, flooring, granite counters

Large circle driveway, 2 front gates, pipe fencing painted black
2 storm shelters, detached garage, tandem deep, new paint and metal roof
carport, and large RV. Awning with sewer connection
large trees and park like yard, towering pine trees in back yard

200 amp service to house and garage, shop and smaller barn. (all have power and lights)
residence- propane forced air heat. AC system.
1000 gal propane tank owned. 50 % full, included

Large building (entertainment space)

Large building (Entertainment space) has 2800 finished square feet (not counting 18x40 second
level balcony finished with dark walnut walls and 56x20 covered patio
400 amps of power (can be upgraded to more) on separate commercial account from
residence residential account

New 1000 gal concrete tank & new leach field installed on existing septic system
Heat/cooling source. Lrg bldg. propane forced air system, 15 ton AC system. New 2020

Gift store - mini split system heat and AC. New in 2020
3 restrooms, catering prep space, storage

Design features

9 hand painted gold leaf chandeliers, over 20,000 board feet of milled rough cut red oak, and
dark walnut and barn wood, original 1880's window from hotel in Fairplay Colorado in gift
store, hand cut meats from 1880's used on 14 foot wide stone fireplace,
70 foot old west town boardwalk with hand painted signs
Jail for photos

Shop. 38x30. power, concrete floor, insulated, 2- 10 foot rollup door and tool room
Small barn 20x30 10 ft rollup door, man door, power, lights and attached 10x30 animal lean-to

Inclusions/exclusions

Residence

Inclusions gas range/oven, microwave, dishwasher, water softener all window coverings and blinds, 1000 gal propane tank (owned)

Exclusions. Refrigerator, washer, dryer, wood stove insert

Large barn

Exclusions screen, video projector, patio heaters, white propane tank, 4 large speakers, tv in the balcony.

For sale separately gift store furniture, merchandise, freezers, shelves, dehumidifiers, tables, chairs, decor items, etc.

Bison herd (18 head) , 2020 new 28 ft bison stock trailer, JD 5420 tractor, multiple attachments, MM tractor and haywagon, 2nd haywagon, 2 antique tractors, hay rake, 8 picnic tables, semi- trailer for storage, whiskey barrels