

REPUBLIC RANCHES LLC

Our Legacy is in the Land



BIG WILDHORSE CREEK RANCH

1,570± Acres | \$5,742,000 | Pittsburg County, McAlester, OK

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DESCRIPTION

Big Wildhorse Creek Ranch is a great multi-use property located in central Oklahoma. This ranch consists of big views, live water, surface water, and is very easily accessible. The highlight of the place is a private 52-acre lake surrounded by appealing topography and sandstone outcroppings. The ranch has promising hunting potential with many home or cabin sites and utilities already in place.

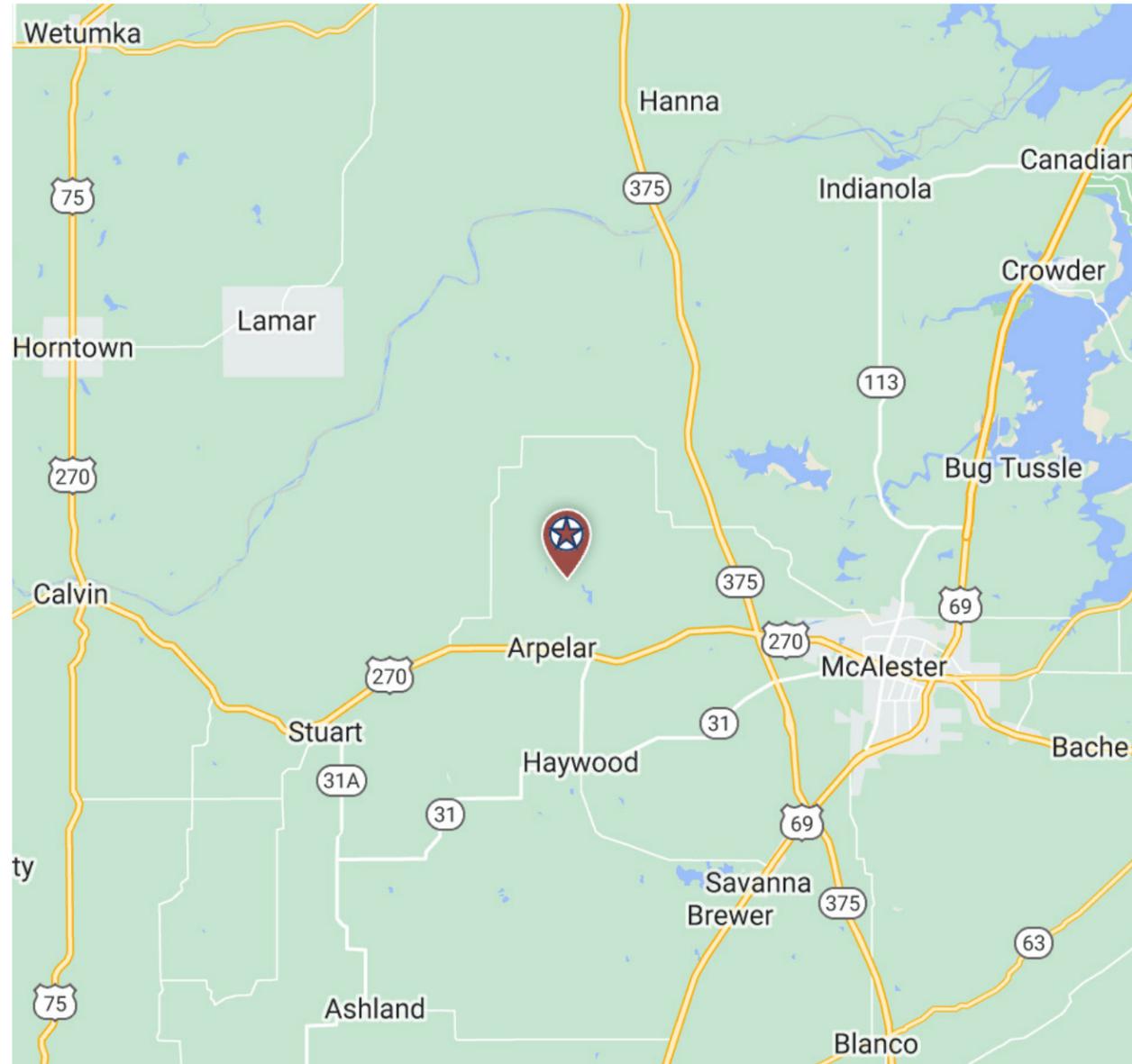
ASSOCIATE CONTACT

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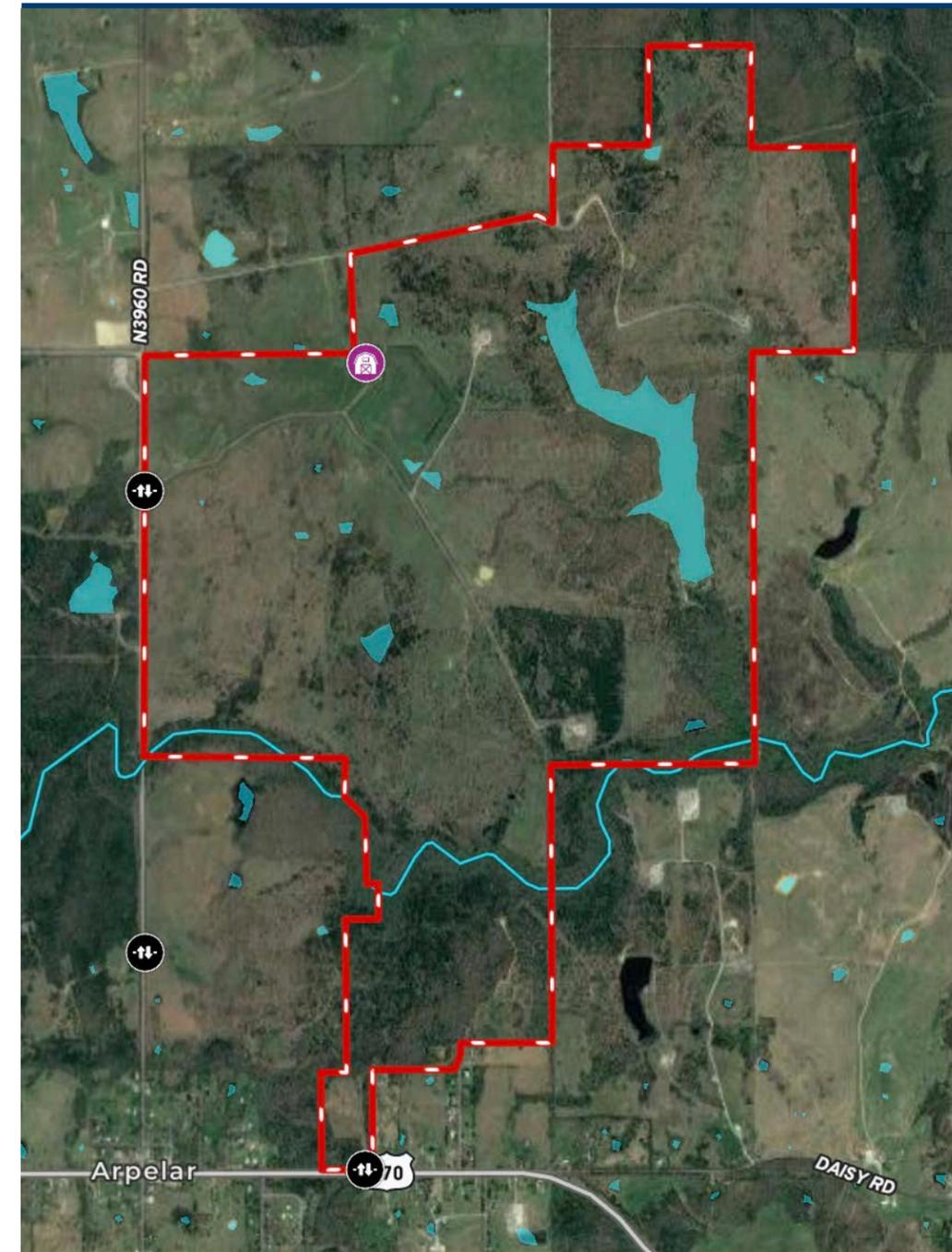
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LOCATION

The ranch is 105 miles from OKC, 85 miles from Tulsa, 160 miles from Dallas, 6 miles west of the Indian Nation Turnpike, and 10 miles from downtown McAlester. There are multiple entrances to the ranch on the west side with 1 mile of county road frontage and one entrance from Highway 270 on the south. McAlester Airport is local and convenient with other larger airport options in Tulsa or OKC.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

The ranch boasts nearly 200' of elevation change, some areas gradual and some sheer. This topography produces large sandstone outcroppings and expansive views. There are mostly blackjack and post oak covering the ridges and higher ground. More favorable Oak trees, pines, and other mature species line the creeks and lower-elevation drainages. Native grasses including a variety of bluestem make up majority of the pasture and open portions. Some acreage can be cut for hay and includes a native and improved mix of grasses including fescue. We have estimated that the pasture portions would likely support 10 - 12 acres/cow.

WILDLIFE

In recent years the ranch has not been aggressively hunted. The terrain and diversity of this property provide favorable habitats for many types of wildlife without ever having to travel far to find water. There are many potential food plot locations and stand positions for all weapons and preferred distance shooting. The amount of water on this place is an invitation to all waterfowl as well.

WATER

The focal point of the property is the 52-acre lake with a rock-bottom spillway. The lake traces one major draw and provides a very unique shape with a lot of natural beauty. Adding to the surface water are 15 ponds that are in great condition. There are endless fishing opportunities with options at every turn, and there is over 1 mile of live water with Big Wildhorse Creek running across the southern portion of the ranch. Rural water services the improvements.



IMPROVEMENTS

A 4,000 sqft cement floor shop is adjacent to the original homestead on the ranch. This location is one of many build sites with utilities in place. The roads are in good condition and connect to a vast system of newly cleared trails for ultimate access. The ranch overall has good fencing and is cross fenced to incorporate the central livestock corrals for easily working and gathering livestock. This cross-fencing also allows grazing practices to be separated from core hunting areas.

ELECTRICITY

Rural electric services the improvements.

MINERALS

Surface sale only, the seller does not own any minerals. There are a few production sites and a lease road that are not currently active.

TAXES

The annual property taxes are estimated at \$1,750. Ranch shown by appointment only.

A contiguous 233 +/- Acres with frontage on N 3960 Rd is also available.

Co-Listed with Oklahoma Land Pro.



OKLAHOMA REAL ESTATE COMMISSION

What You Need to Know About Broker Services

A real estate broker may work with one or both Parties to a real estate transaction. *The Oklahoma Broker Relationships Law (Title 59, Oklahoma Statutes, §858-351 – 858-363) allows a real estate firm to provide brokerage services to both Parties to the transaction. This could occur when a firm has contracted with a seller to sell their property and a prospective buyer contacts that same firm to see the property. If the prospective buyer wants to make an offer on the property, the firm must now provide a written notice to both the buyer and seller that the firm is now providing brokerage services to both Parties to the transaction.*

Oklahoma real estate brokers have mandatory duties and responsibilities to all Parties in a real estate transaction. *These duties and responsibilities shall be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option or exchange real estate. These duties and responsibilities are to:*

- *Treat all Parties with honesty and exercise reasonable skill and care.*
- *Receive all written offers and counteroffers, reduce offers or counteroffers to a written form upon request of any party to a transaction and present timely all written offers and counteroffers (unless specifically waived in writing by a party).*
- *Timely account for all money and property received by the broker.*
- *Disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act.*
- *Comply with all requirements of The Oklahoma Real Estate License Code and all applicable statutes and rules.*
- *Keep confidential information received from a party or prospective party confidential unless written consent is granted by the party, the disclosure is required by law, or the information is public or becomes public as the results of actions from a source other than the broker. Confidential information includes:*
 - *That a party is willing to pay more or accept less than what is being offered*
 - *That a party or prospective party is willing to agree to financing terms different from those offered*
 - *The motivating factors of the party or prospective party purchasing, selling, leasing, optioning or exchanging the property*
 - *Any information specifically designated as confidential by the party unless such information is public.*

A broker has additional duties and responsibilities only to a party for whom the broker is providing brokerage services. *These duties and responsibilities shall also be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option and exchange real estate. These duties are to:*

- *Inform the party in writing when an offers is made that the party will be expected to pay certain costs, brokerage services costs and approximate amount of the costs.*
- *Keep the party informed regarding the transaction.*

If a broker intends to provide fewer brokerage services than those required to complete a transaction, the broker shall provide written disclosure to the party for whom the broker is providing services. *The disclosure shall include a description of those steps in the transaction that the broker will not provide and state that the broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.*

Disclosure of these duties and responsibilities is required in writing. *The duties and responsibilities disclosed by the broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.*

Services provided to a tenant do not automatically create a broker relationship. *When a broker provides brokerage services to a landlord under a property management agreement, the services provided to the tenant by the broker shall not be construed as creating a broker relationship between the broker and the tenant unless otherwise agreed to in writing; however, the broker owes to the tenant the duties of honesty and exercising reasonable skill and care.*

For more information, visit www.orec.ok.gov

This form was created by the Oklahoma Real Estate Contract Form Committee and approved by the Oklahoma Real Estate Commission.

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.

An aerial photograph of a rural landscape featuring a large pond in the middle ground, surrounded by fields and scattered trees. The sky is blue with some clouds. Overlaid on the image is a large white logo consisting of a five-pointed star with a rope-like border, set within a circular frame. The words "REPUBLIC" and "RANCHES" are written in a serif font, curving around the top and bottom of the star respectively. The letters "LLC" are positioned to the right of the star.

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