

Miller East Ranch

1,120± Total Acres | \$4,112,500 | Enid, Oklahoma | Grant County
1,000± Deeded Acres • 120± Private Lease Acres

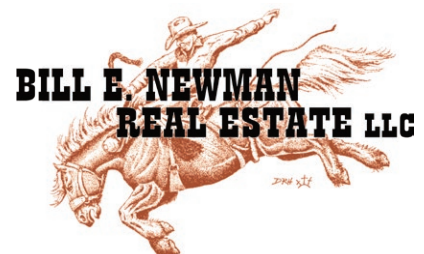


Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920



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Miller East Ranch

Chas. S. Middleton and Son, along with Bill E. Newman Real Estate are proud to jointly and exclusively offer for sale the extremely productive and very well-maintained East Division of the Miller Ranch. This outstanding ranch is made up of 1,000± acres of deeded land, and 120 acres of lease land. From cattle ranching to hunting and fishing, this property offers a variety of opportunities.

Location • Access

The property is located approximately 30 miles northwest of Enid, Oklahoma, with the southern boundary of the ranch consisting of approximately 2.5 miles of the Salt Fork of the Arkansas River. Access to the ranch is provided by paved state highway frontage and well-maintained county roads. This property is approximately 3.5 miles southeast of the main Miller Headquarters Ranch (4,089± acres), which is also being offered for sale.







Topography

The topography and landscape varies throughout the property but is generally described as gently rolling and sometimes hummocky sand hills, gently draining south to the river. The East Division is all native pasture with principal grasses being several varieties of bluestem, Indian grass, switchgrass, sand reed, eastern gamma grass, and wild rye, to name a few. Scattered plum thickets are common. A variety of trees throughout the ranch include oak, elm, ash, hackberry, mulberry, chinaberry, some cedar, and a small amount of salt cedar adjacent to the river.

Without question, the property has been very well managed, and pride of ownership is evident. The grass turf is amazing, indicating the ranch has been very conservatively stocked. Almost all fences are in good to excellent condition. The ranch is fenced and cross-fenced into multiple pastures allowing for better management of livestock and opportunities for rotational grazing. There is a very nice set of livestock working and shipping pens, well positioned towards the middle of the ranch







Water Features

The property is considered to be extremely well watered. There are approximately 6 operating solar wells, along with two earthen ponds. Groundwater is shallow, being only 25–30 feet deep.











Wildlife • Recreation

The property is operated as a commercial cow/calf ranching operation with supplemental income derived from hunting. Many areas of the ranch have an open appearance, offering productive grazing for livestock, but ample tree cover provides excellent habitat for wildlife. Turkey are common in the more dense tree-covered areas and whitetail deer flourish. Migratory birds find the large ponds very inviting. Quail and dove are abundant and fishing in the ponds and river are reportedly excellent.





Salt Fork of the Arkansas River • South Boundary

As previously mentioned, all of the southern boundary of the ranch adjoins the Salt Fork of the Arkansas River. This is a wide body of river water, and the ownership boundary goes to the ever-changing cut-bank of the river's edge. The river itself is fenced-off from the ranch so livestock remain within the operational boundaries of the property. Because this river boundary is not a stationary defined boundary, the seller will convey this area of the ranch by quitclaim deed and the remainder of the ranch will be conveyed by warranty deed.



Broker Remarks • Price

The East Division of the Miller Ranch is located in an area that generally receives very favorable precipitation. The property is located in Grant County, which has an average rainfall of approximately 35 inches annually. Approximately 120 acres is leased for grazing and hunting. The seller has had this lease in place for a number of years and will transfer this lease to the purchaser; however, the continuation of this lease cannot be guaranteed by the seller.

The East Division of the Miller Ranch is realistically priced at \$4,112.50 per deeded acre. Considering the excellent fencing, historic conservative stocking rates, recreational opportunities, and the outstanding hunting and fishing, the East Division of the Miller Ranch is considered to be one of the best ranches that we have had the pleasure of listing in several years. This property makes a great stand-alone recreational/ranching unit or can be purchased along with the nearby 4,089-acre Miller Headquarters Ranch. Together, these two units very much complement each other and both properties are fully operational and ready to be enjoyed on day one.

Offered Co-Exclusively By

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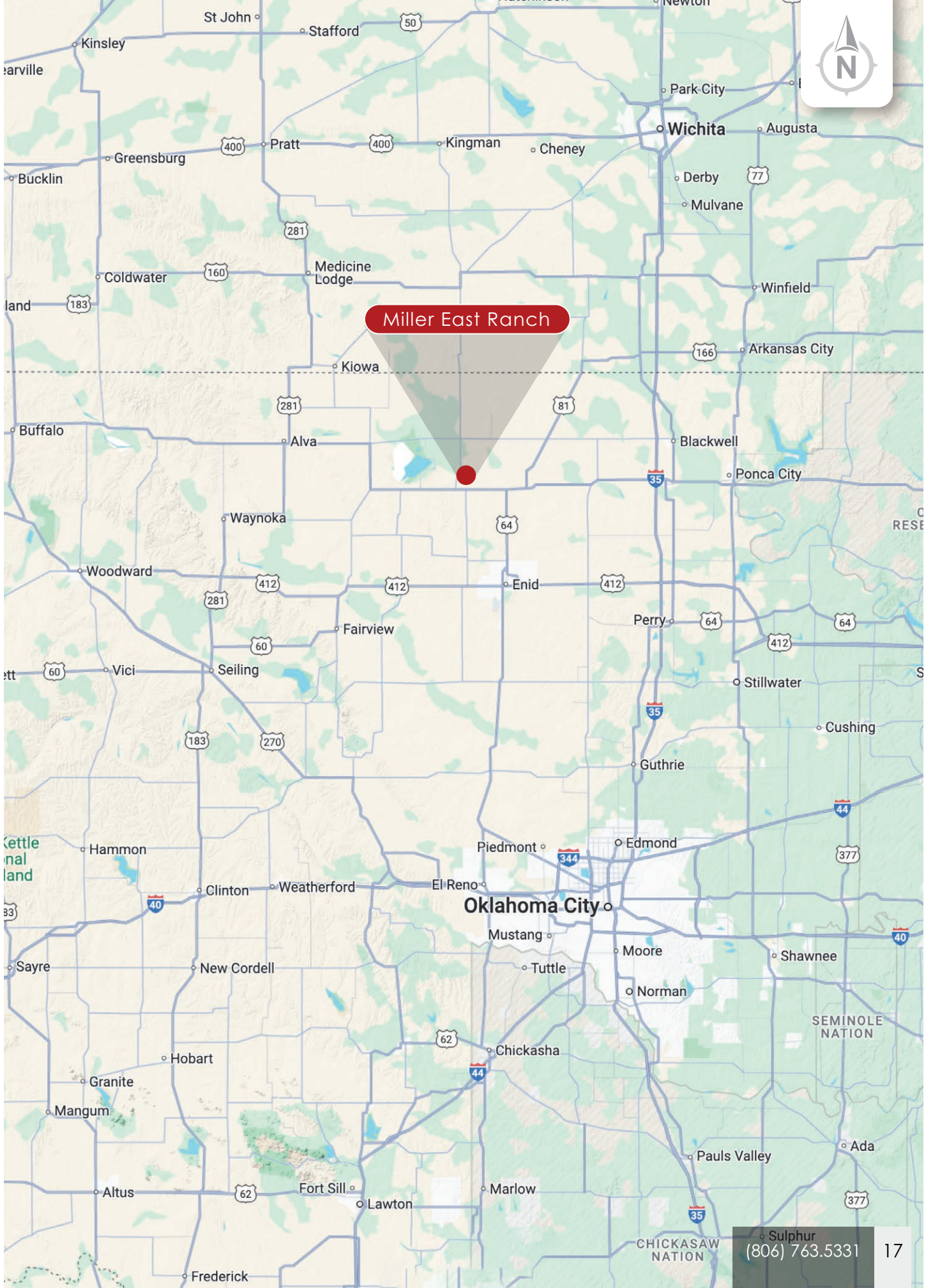
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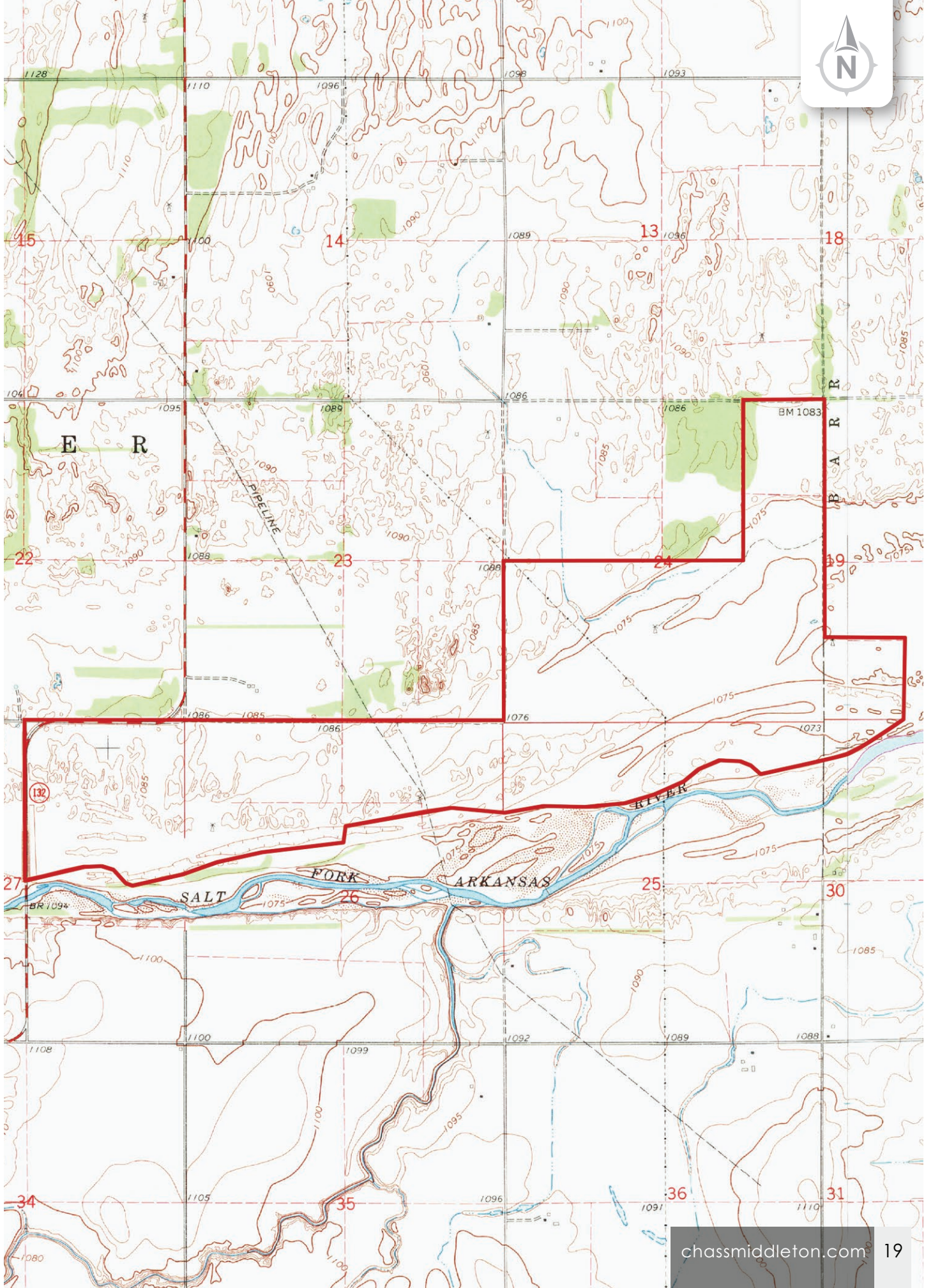
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Salt Fork Arkansas River

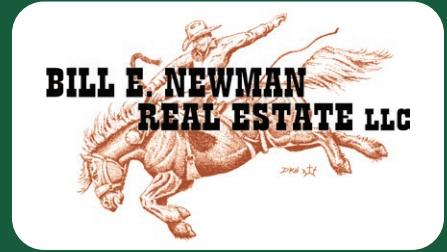
Salt Fork Arkansas River

36.7122, -98.0106



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