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## Sandy Creek Ranch | Stuart, Oklahoma | \$2,322,000



### Executive Summary

The Sandy Creek Ranch encompasses approximately 1,161± acres of untouched land in northwestern Pittsburg County, Oklahoma. Conveniently situated near Stuart and McAlester, the property lies about two hours and forty-five minutes north of the Dallas–Fort Worth International airport. The land is easily accessible, with frontage along Buffalo Road and close proximity to US Highway 270.

The ranch has a rugged, mountainous character, featuring terrain that ranges from moderate slopes to steep, dramatic changes. The northern portion of the property drains southward, feeding the headwaters of Sandy Creek, which winds through the hills, adding to the ranch's scenic appeal. Multiple draws converge to form Sandy Creek, which flows southward, accompanied by two small ponds and several seasonal creeks that currently serve as the only surface water sources.

The property is densely forested, with an abundance of pine, oak, cottonwood, elm, and a variety of other trees. Its varied habitat includes dense vegetation, surface water, and significant elevation changes, making it ideal for supporting wildlife. The ranch is home to thriving populations of whitetail deer, wild boar, turkey, and waterfowl. Notably, sightings of free-range elk and black bears are known to the ranch and the immediate area, offering other unique hunting opportunities.

Aside from two natural gas well sites, the ranch remains largely undisturbed and has not been hunted in over 50 years. Beyond the frontage on Buffalo Road and a few minimally used roads related to oil and gas activity, the land has been left to revert to a natural state. While electricity is available, there are no active meters on the property, nor are there any functioning water wells or water meters currently in place. The Sandy Creek Ranch is a blank-slate opportunity to develop a hunting and recreational tract in East Central Oklahoma.





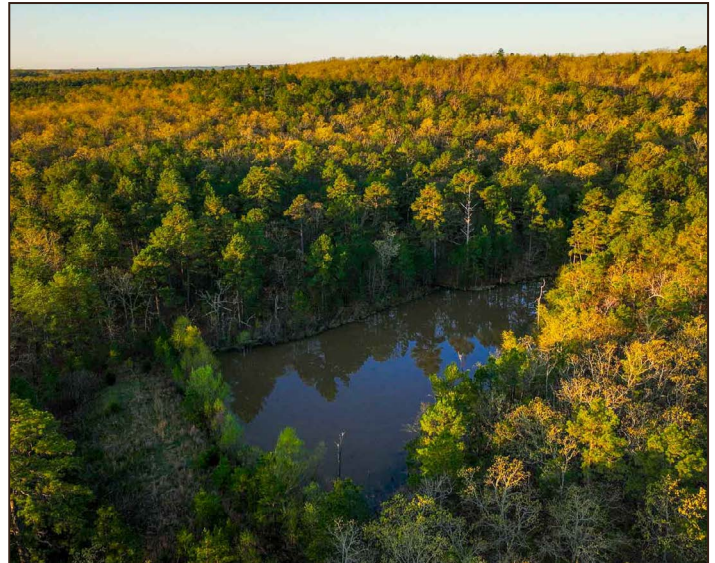
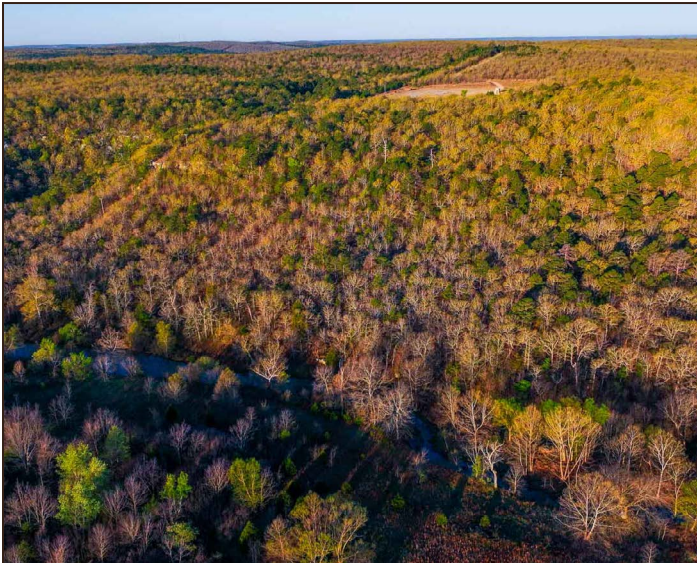
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## Just The Facts

- 1,161± deeded acres (subject to survey)
- Two ponds and the headwaters of Sandy Creek
- Electric utilities are available on-site but not currently in place
- Currently, there are no known water wells on the property or water meters
- Seller's owned minerals are negotiable
- The ranch is 90 percent covered with hardwoods, significant pine, and underbrush
- Surrounded by large and moderate-sized agricultural-based properties
- Mountainous terrain
- No residential structures or barns of any kind
- Some perimeter fencing is in place
- Existing oil and gas leases are held by production with two natural gas well sites (no other known surface leases, or wind leases)
- Located in close proximity to Stuart, Oklahoma, and fifteen miles west of McAlester in Pittsburg County
- Existing pipeline and oil and gas access easements



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# Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

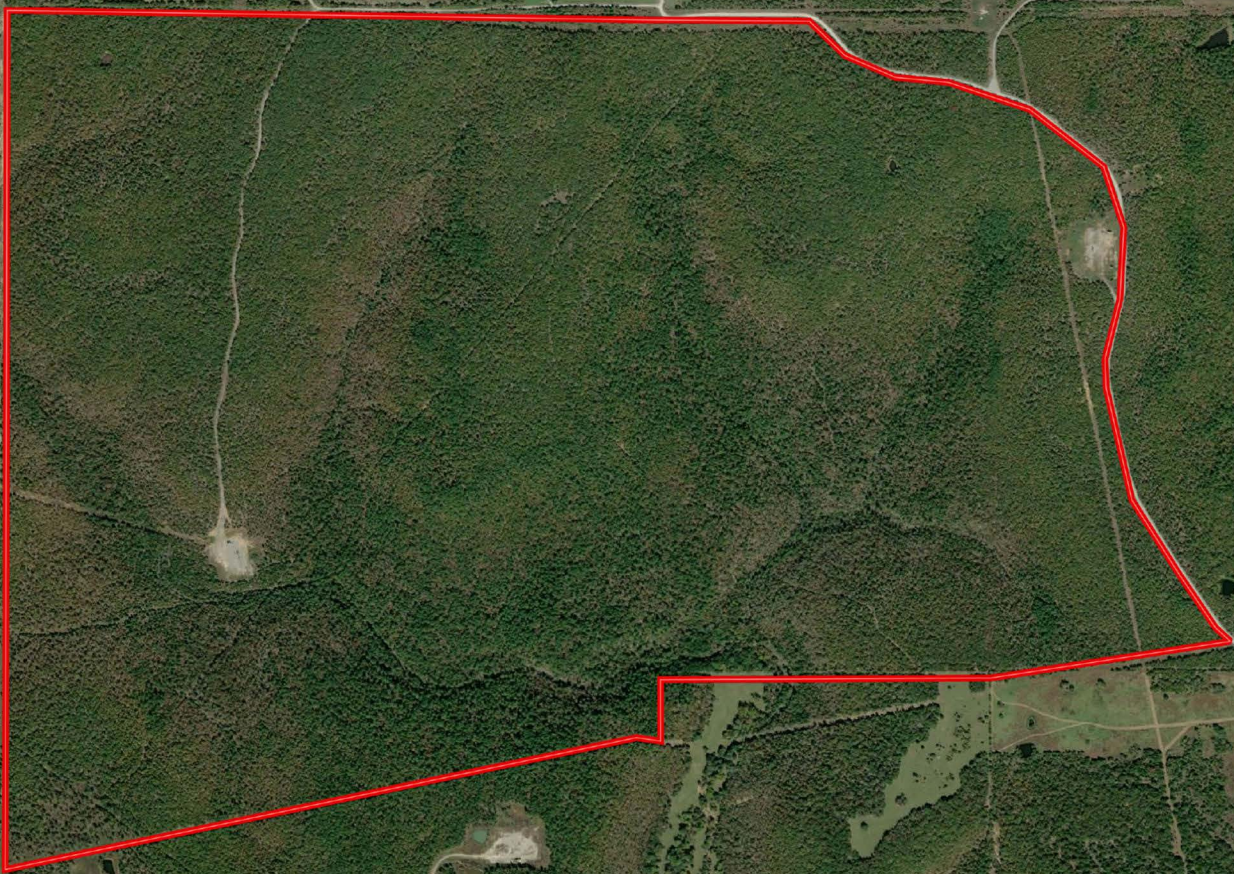
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# Sandy Creek Ranch

STUART, OKLAHOMA

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only and the accuracy  
is not guaranteed.





HUGHES CO  
PITTSBURG CO

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STUART, OKLAHOMA

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BM

1024

1028

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Radio Tower



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Sandy