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WILLOW CREEK FARMS | ROLAND, OKLAHOMA | \$9,950,000



EXECUTIVE SUMMARY

Willow Creek Farms is in the easternmost portion of Oklahoma, consisting of 800± deeded acres lying in the foothills of the Ouachita Mountains. The well-balanced property and surroundings are breathtaking and include productive hay ground and pasture for grazing, with the remainder managed as a wildlife sanctuary. The well-maintained improvements define the level of class this property carries. The home is centrally located, with complete privacy from neighboring properties. A clear day brings pause when gazing at the 70-mile distant views. Geothermal heating and cooling systems are among the many significant and well-planned investments in infrastructure. The equestrian facilities include all necessary components, office space, and guest quarters. Multiple cross-fences partition pastures for rotational grazing and supporting hay production. Large shops and barns for storage and repairing equipment in conjunction with numerous outbuildings and improvements, which include a lake cabin and bunkhouse.

There are major water features, including a large private lake, shoreline frontage on Remy Hollow Lake (locally known as Roland Lake), and several other ponds on the property that provide fishing and water resources. Domestic water is provided by co-op water meters, and a system of pumps and water lines supply fresh water from the spring-fed ponds to the livestock troughs around the ranch.

Willow Creek Farms is ideally located near the Fort Smith metro area and Interstate 40. The luxurious improvements, location, and natural landscape provide sustainable agricultural production, hunting, recreation, and a resort-like experience.

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is engaged herein as a Transaction Broker. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



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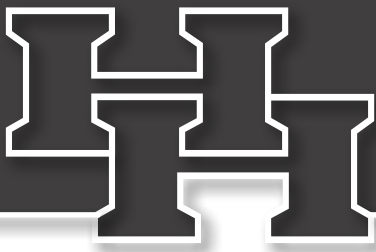
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JUST THE FACTS

- 800± deeded acres with improvements to be surveyed in Sequoyah County, Oklahoma
- Three stories, 12,336± square feet under one roof with 7,287± square feet of living space, which includes three bedrooms, six bathrooms, a walkout basement, and a safe room or storm shelter
- A geothermal heating and cooling system
- Horse barn with five 12'x12' stalls and covered turnouts, feed and tack room, wash bay, and rubber floor mats throughout the entire barn
- Two-bedroom, one-bath barn apartment
- 7,000± square foot insulated, drive-thru equipment shop
- Secluded 750± square feet one bedroom, one bath lake cabin
- Deer hunters bunk house with outdoor shower and finished outhouse
- Underground electrical run to all the improvements
- Tree cover on approximately 40% of the property, with native or improved pastures encompassing approximately 60% of the property
- Produces approximately 500 bales per cutting (2-3 cuttings per year)
- Historically supports 90-120 head of cattle depending on management and rainfall
- Pipe fence around improvements and entrance with five and six strands of barbed wire for perimeter and cross-fencing
- Four access points to the ranch from chipseal paved roads
- Located one mile from Liberty Elementary School, five miles from Roland Jr. High and High School
- Large acreage ranches to the east, smaller neighbors along the west boundary
- Commercial air service at Fort Smith, Arkansas, approximately a 15-minute drive, and Tulsa, Oklahoma, about an 80-minute drive
- No existing surface leases or oil and gas production
- No wind farms on the property or visible from the property

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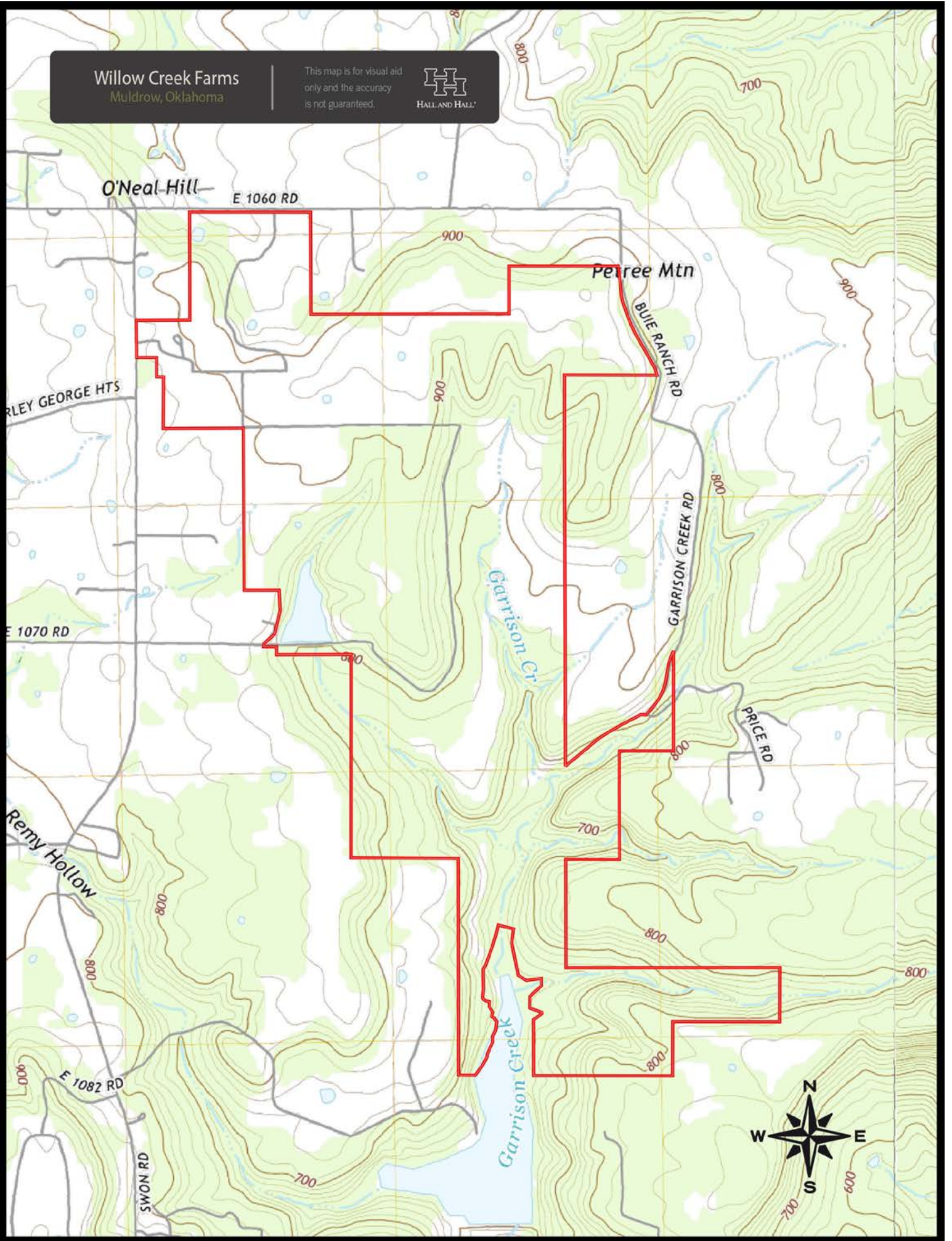
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Muldrow, Oklahoma

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