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HILSEWECK RANCH | STUART, OKLAHOMA | \$24,014,039



EXECUTIVE SUMMARY

The Hilseweck Ranch spans approximately 10,218 acres in northwestern Pittsburg County, Oklahoma. Conveniently located near Stuart, McAlester, and Tulsa, it offers easy access from Buffalo Road, with close proximity to U.S. Highway 270 and well-maintained county roads that traverse the property. The various gravel and ranch roads provide significant interior access, making it possible to navigate the entire ranch. With a diversity of moderately sloping to abruptly changing terrain, the ranch maintains a mountainous feel throughout much of the property.

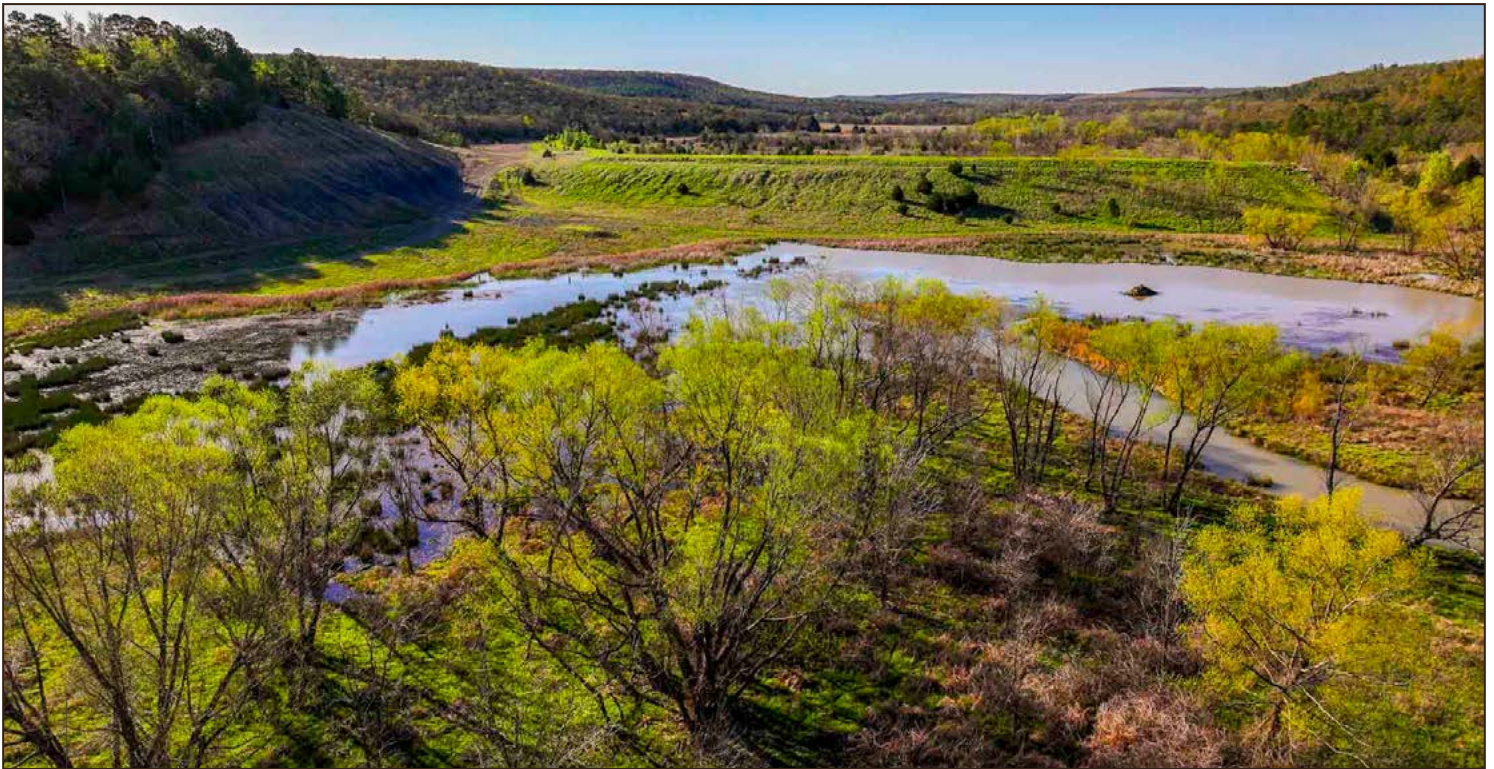
The northern half of the ranch drains into the Canadian River, while Beaver Creek's headwaters flow through the middle, contributing to the property's character and scenery. There are intermittent creeks, seeps, springs, and draws that feed the major tributaries leading North to the river. Wildhorse Creek is the southern half of the property's main drainage, which meanders through cleared areas, creating valleys and relief to the sloped elevation. Abundant surface water features, including forty-two ponds of varying sizes and live water features. The Canadian River, Wildhorse Creek, and Beaver Creek ensure the ranch is well-watered. Another key feature of the ranch is the beginnings of a significant lake. Nearly 80 percent of the dam is completed for a watershed intended to back up an estimated 50-100 surface acres of water. The Seller or the Broker does not guarantee the size and stage of the lake; they are a rough estimation based on topography and elevations. A sizeable private body of water can be a significant asset in the current and future marketability of the ranch if a buyer decides to complete the dam's construction.



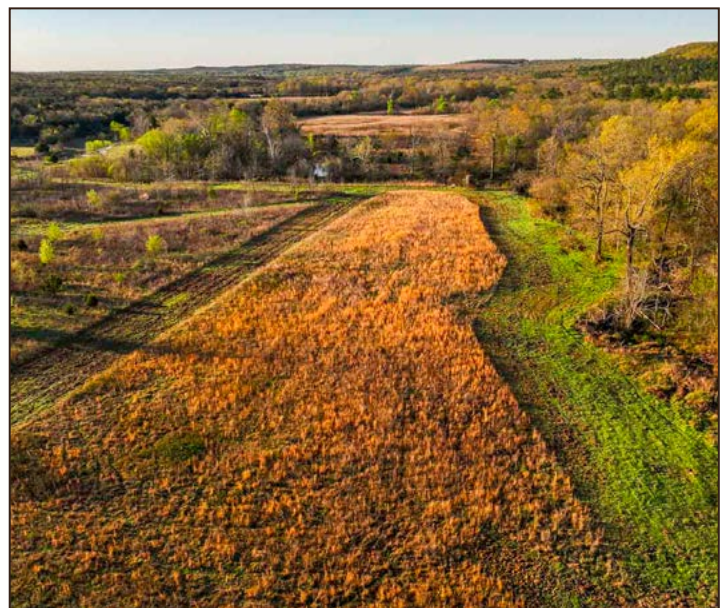
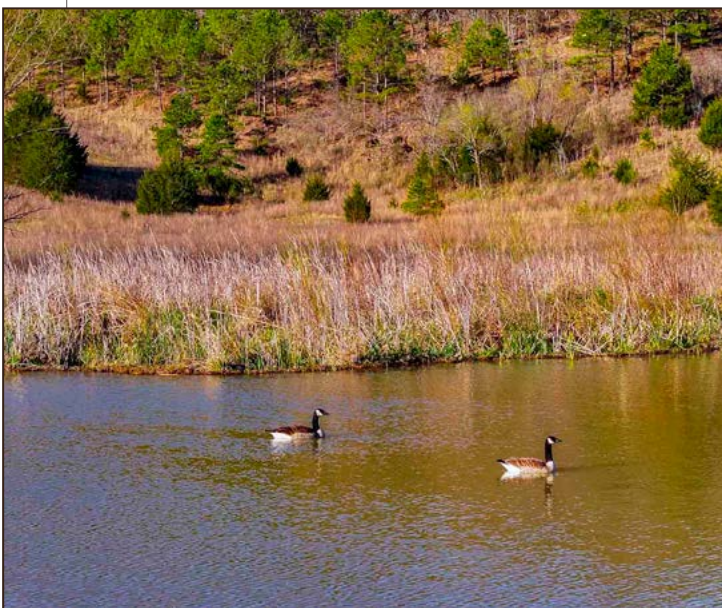
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The property is primarily thick brush and timber, with approximately 50 percent pine and 50 percent variety of oak, cottonwood, and elm, among others. The ranch offers a diverse habitat with vegetation, water, and elevation. It supports significant wildlife populations, particularly whitetail deer, wild boar, turkey, and a wide variety of waterfowl hunting provided by the pond's major creeks and the river. Notably, the ranch has not been leased or commercially hunted for more than 50 years. Beyond the maintained roads that provide access around the ranch, the property has been left to return to an undisturbed natural habitat, a key selling point in the recreational real estate market.





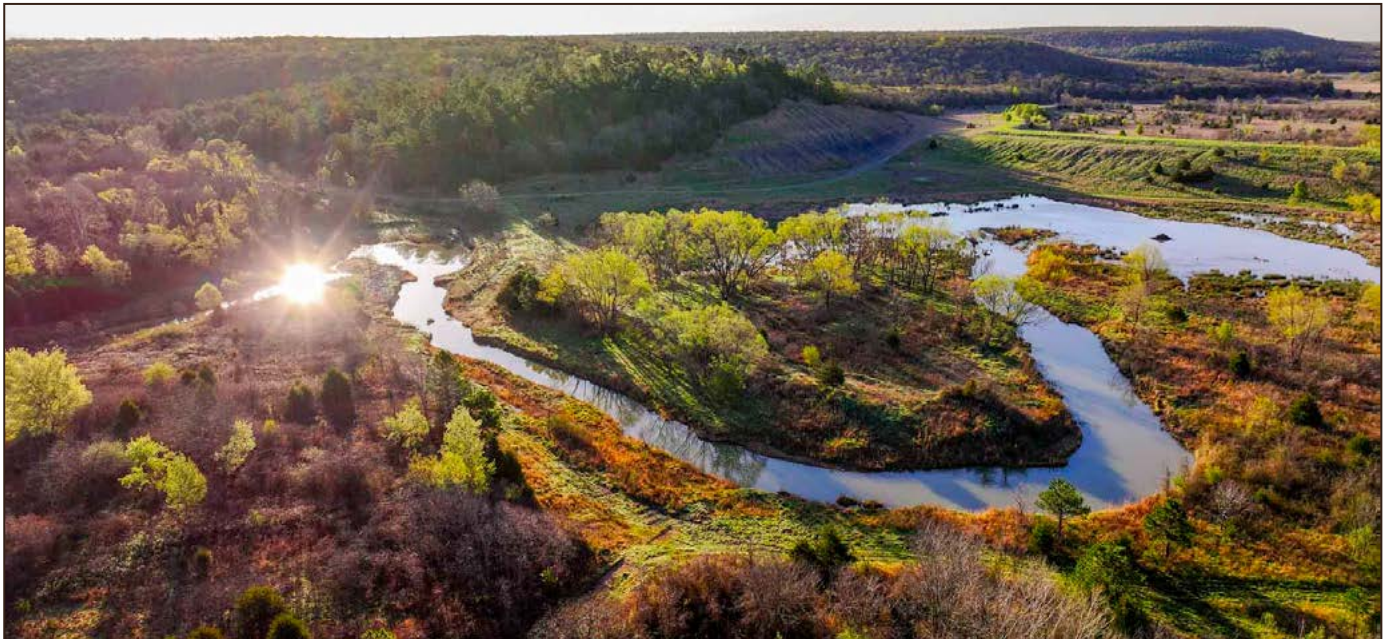
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JUST THE FACTS

- 10,218± deeded acres
- Abundant surface water, including 42 ponds, one and a half miles of live water along the Canadian River, and the headwaters of Beaver Creek and Wildhorse Creek
- The ranch is 90 percent covered with brush and timber, with open areas in the valleys and road clearings
- Surrounded by large and moderate-sized agricultural-based properties
- Elevation changes of up to 410 feet across the ranch
- Mountainous terrain with dense brush cover of pine and hardwoods
- Extensive network of gravel roads and ATV trails, ponds, sizeable lake site that is 80 percent completed, fencing, and nine pipe entrance header gates
- Few structures with little to no value
- None of the mineral estate is included with the sale of the property
- Existing oil and gas leases, no other surface leases, or wind leases
- Located in proximity to Stuart, Oklahoma, and fifteen miles west of McAlester in Pittsburg County

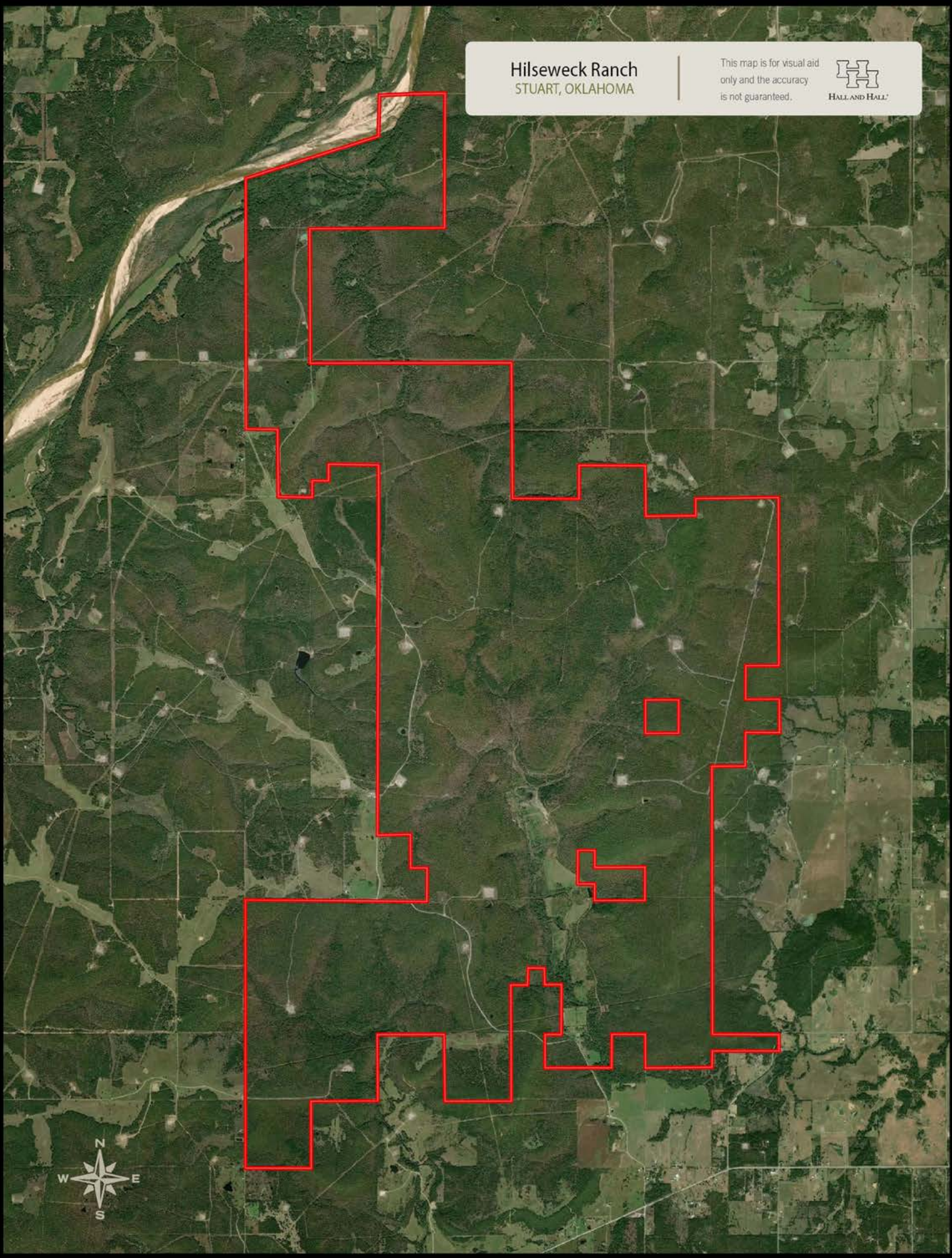


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Hilseweck Ranch
STUART, OKLAHOMA

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