



BIRD CREEK CROSSING | HOLDENVILLE, OKLAHOMA | \$1,540,500



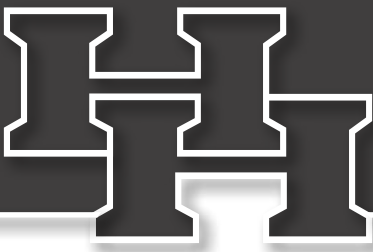
EXECUTIVE SUMMARY

Bird Creek Crossing is located 68± miles southeast of Oklahoma City and comprises 394.36± deeded acres in Hughes County, Oklahoma. A paved road accesses the property and features a three-bedroom, two-bathroom brick home. The home is suitable for a homestead or can be utilized as a weekend getaway. In addition to the residential improvements, the ranch includes a small horse barn, workshop, pole barn, and modest set of cattle pens located near the southeast corner, close to the home. Electricity and water run to all improvements, with water sourced from a good water well near the house. The perimeter is fenced with cross-fencing utilized to partition the ranch into three different pastures for rotating livestock and supporting hay production. Significant water features include one-and-a-half miles of Bird Creek and eleven stock ponds. The property's over 160 feet of elevation change creates desirable topography and productive bottomland for hay and native grass production. Currently the property serves as a working cattle ranch with hunting and hay production. With approximately 180 acres of improved grass, the stocking rate, depending on total rainfall, is approximately 50-60 animal units, according to the current owner. There is dense cover along the creeks, ridgeline, and hills that protrude along the southern boundary of the ranch. Hunting opportunities for whitetail deer, turkey, dove, ducks, and geese are desirable on the ranch and in the general area. The hills and valleys provide clear views of the Little River Valley, good habitat, and multiple opportunities for wildlife food plots. The proximity to Oklahoma City, the manageable distance to Dallas-Fort Worth, and the balance between agricultural and recreational opportunities make this property a sound value-added investment.

Note: A 15-year fixed loan at 4.5% with Oklahoma Ag Credit is assumable by a buyer with approved credit, subject to the loan's terms.



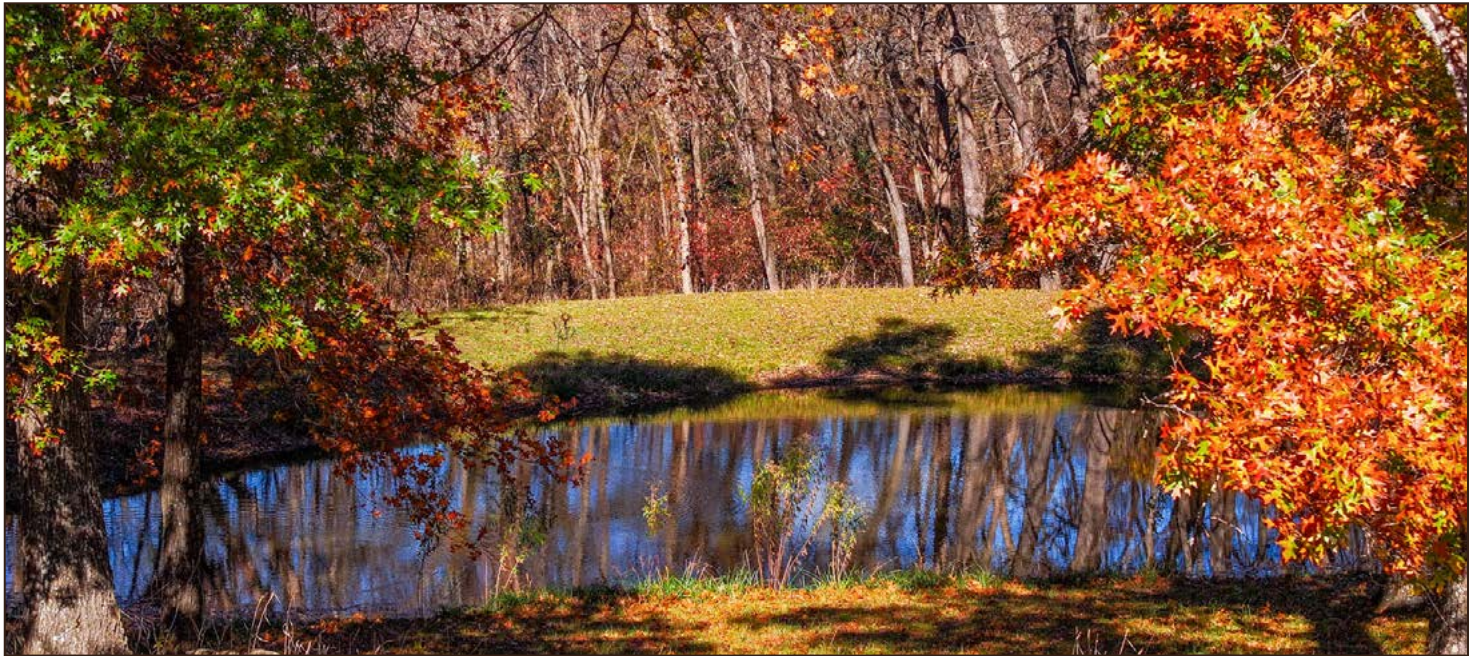
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JUST THE FACTS

- 394.36± deeded acres in Hughes County, Oklahoma
- Three bedroom, two bathroom, 1,628± square foot ranch house
- 1,200± square foot two-stall barn, 900± square foot workshop, and covered equipment parking
- One-and-a-half miles of Bird Creek with eleven ponds and a water well
- Fenced and cross-fenced with approximately 180+ acres of improved pasture
- No known existing surface leases or oil and gas production
- No wind farms or proposed wind farms on the property
- No transmission lines on the property or bordering the property
- Two access points on a paved road and only about three-and-a-half miles from Holdenville and Holdenville Municipal Airport
- 68± miles from Oklahoma City, 150± miles from Dallas/Fort Worth, 42± miles from Lake Eufaula, and 70± miles from Lake Texoma



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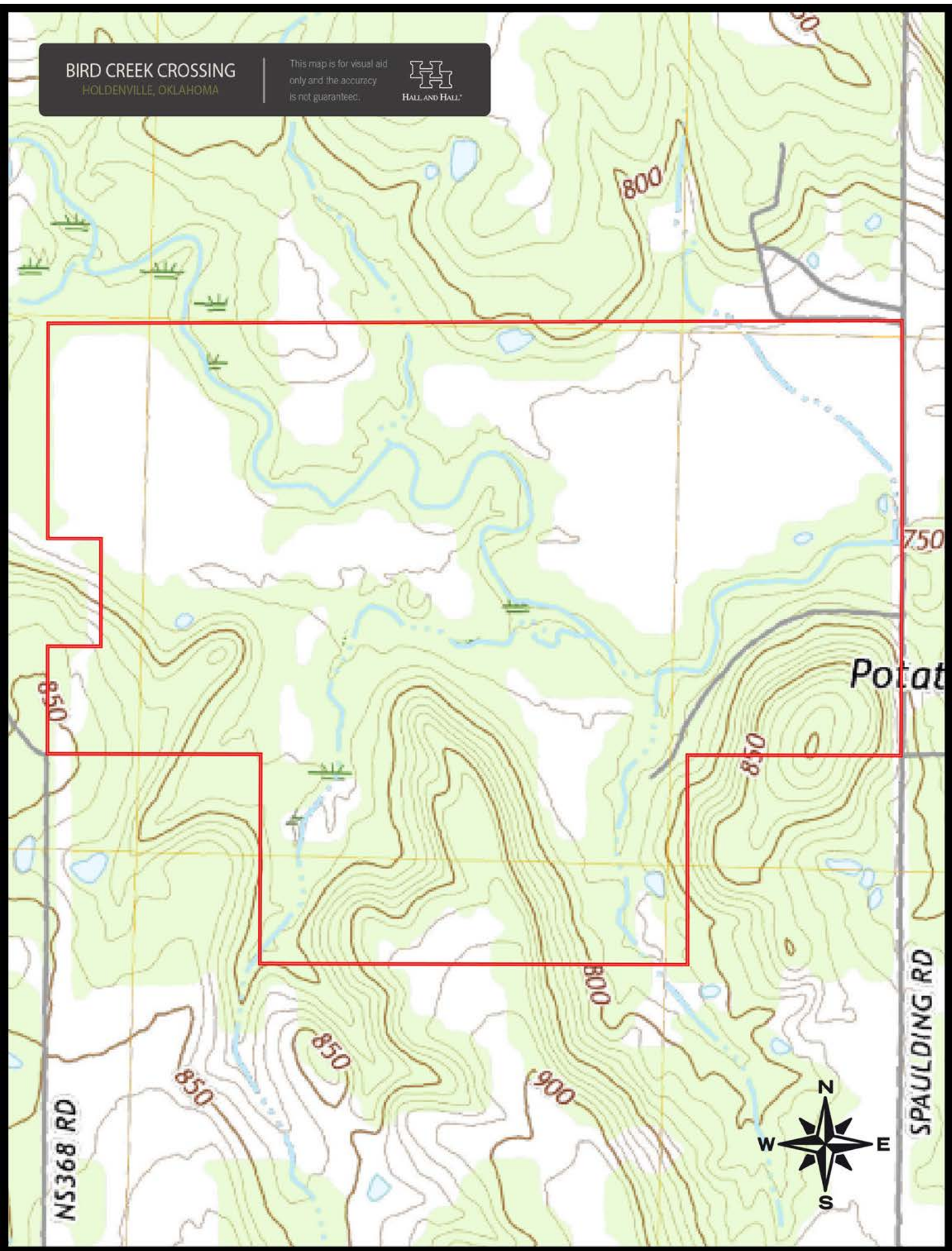
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