

# Rancho del Blanco

303.00 Acres

Garvin County, OK

\$4,000,000



HAYDEN  OUTDOORS®



An aerial photograph of a large, green property. In the center, there is a calm pond surrounded by lush green trees and grass. To the left, a small white building is visible among the trees. The right side of the image shows a well-maintained golf course with a green and a sand trap. The sky is clear and blue.

## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Income Producing  
Pond/Lake

## Land Details

Address: 13726 N County Road 3350,  
Stratford, Oklahoma 74872, USA  
Closest Town: Stratford  
Total Acres: 303.00  
Elevation: 1106  
Topography: rolling hills

## Building Details

Homes: 2  
Style of Home(s): 2 story  
Bedrooms: 6  
Full Bathrooms: 4  
Half Bathrooms: 1  
Basement: None  
Parking Types: Attached Garage  
Total # of Spaces: 2  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air





### Property Summary

300+ Acre ranch just 1 hour south of Oklahoma City. This property boasts a 5,000 sq ft home, in ground pool, pool house, outdoor kitchen, back-up generator, shop, working pens, cutting pen, roping arena, covered working pen with hydraulic squeeze, shed row with runs, tack room with covered saddling area, covered hay storage, 6 ponds, fenced and cross fenced, 300 income producing Pecan trees.







## Improvements

The home is just shy of 5,000 sq ft and is truly one of a kind. This custom 6 bedroom and 4 1/2 bathroom smart home is built to exceed your expectations. Complete with granite countertops, tile floors, large pantry and butlers pantry, MIL suite with covered porch and custom trim. There is also a pool house complete with an outdoor kitchen, bedroom, bathroom, and storm shelter next to the inground pool with waterfall feature. The shop is 60x80 with 20' overhangs completely spray foamed, bathroom, work rooms, oversized bay doors and concrete throughout the shop to make working and cleaning up easy. The main barn hosts the tack room, stocks and 2 foaling stalls, hay storage and covered working pen with hydraulic squeeze. Just behind this barn is a shed row with 8 runs with automatic water to each one. The working pens consist of 3 70x250 pens all with water and loafing sheds. Last but not least there is a 125' x 150' solid sided cutting pen and a 150' x 270' roping arena complete with stripping chute and return alley.







## Land

The land consists of mostly sandy soil with some red clay mixed in areas, rolling hills covered in high producing hay fields and 300 Pecan trees. The grasses on the ranch mostly consist of Bermuda with a little fescue around the pecan trees.

## Agriculture

The property can easily maintain 60 cow calf pairs and 30 broodmares and still have high hay production.

## Region & Climate

Located just about 70 miles SE of Oklahoma City, 165 miles from Dallas and 160 miles from Fort Worth its pretty centrally located for any entertainment, shopping or travel. This area gets on average 40" of rain per year and averages pretty moderate temperatures year round.



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# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

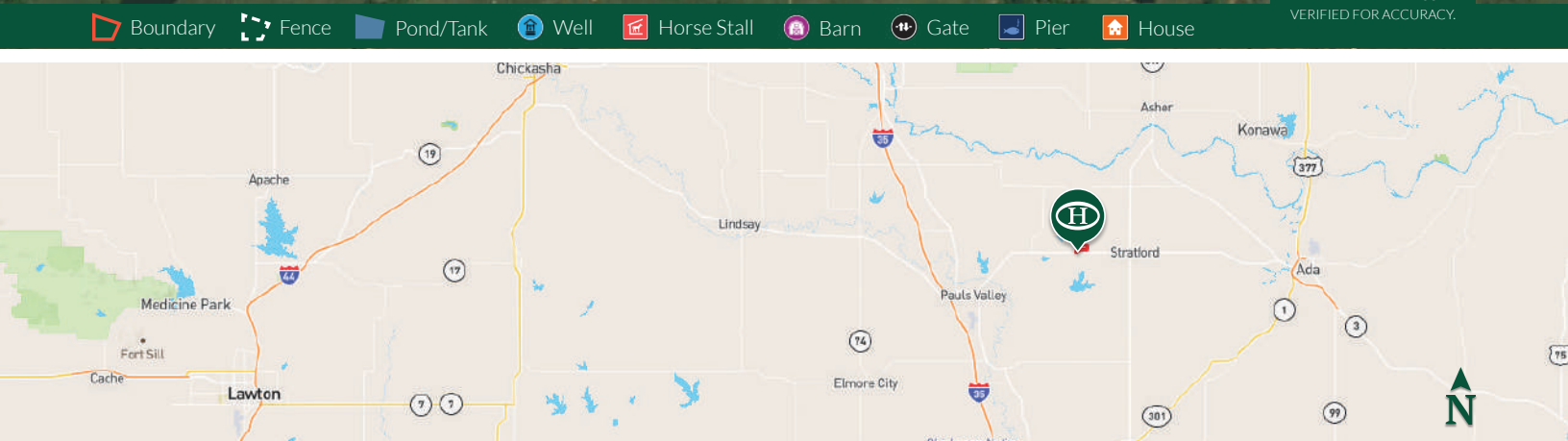
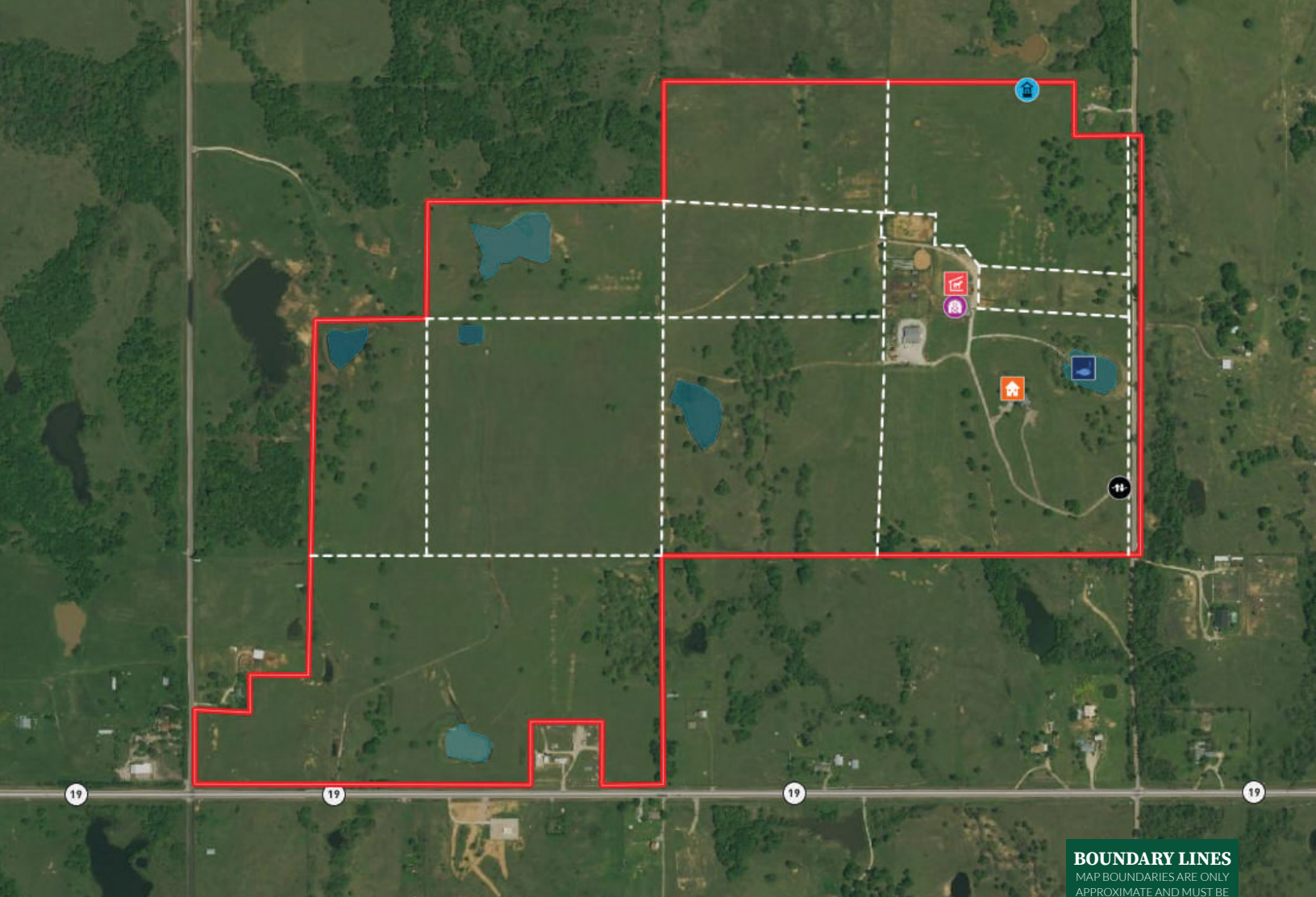


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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## Gabe Webster

📍 Broker, Licensed in OK & TX  
 ✉️ Gabe@HaydenOutdoors.com  
 📞 817.204.3452

  
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