

Forty Creek Ranch

160.00 Acres | Carter County, OK | \$4,700,000



HAYDEN  OUTDOORS.

Forty Creek Ranch

TOTAL ACRES:

160.00

PRICE:

\$4,700,000

COUNTY:

Carter County

CLOSEST TOWN:

Lone Grove, OK

Presented by



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Activities & Amenities

Cattle/Ranch

Equestrian/Horse Property

Land Details

Address: 10925 Prairie Valley Rd, Lone Grove,
Oklahoma 73443, USA

Closest Town: Ardmore, Oklahoma

Total Acres: 160.00

Deeded Acres: 160.00

Topography: Rolling

Pasture Acres: 155

Source of lot size: Unknown

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 4,307

Bedrooms: 3

Full Bathrooms: 3

Half Bathrooms: 1

Basement: None

Parking Types:

Attached Garage

Total # of Spaces: 5

Fence Type: Pipe Fence

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air

Exterior Features: Stone and Stucco Exterior,
Pool and Outdoor Fireplace



About This Property

Forty Creek Ranch is a premier horse and cattle ranch set on 160 acres of beautifully rolling Carter County land and crowned by a 4,300 square foot custom stone and wood frame home. The 7,000 square foot horse barn and 200' x 125' covered arena, anchor the professionally designed horse facilities surrounded by highly improved pastures with scattered trees.





Land

This gently rolling land is covered by improved pastures, hay meadows, scattered trees, multiple ponds and a seasonal creek. The fertile soil on this ranch is highly productive and well suited for grazing livestock. 160 acres are included with the property and there are an additional 240 acres available for purchase.

Improvements

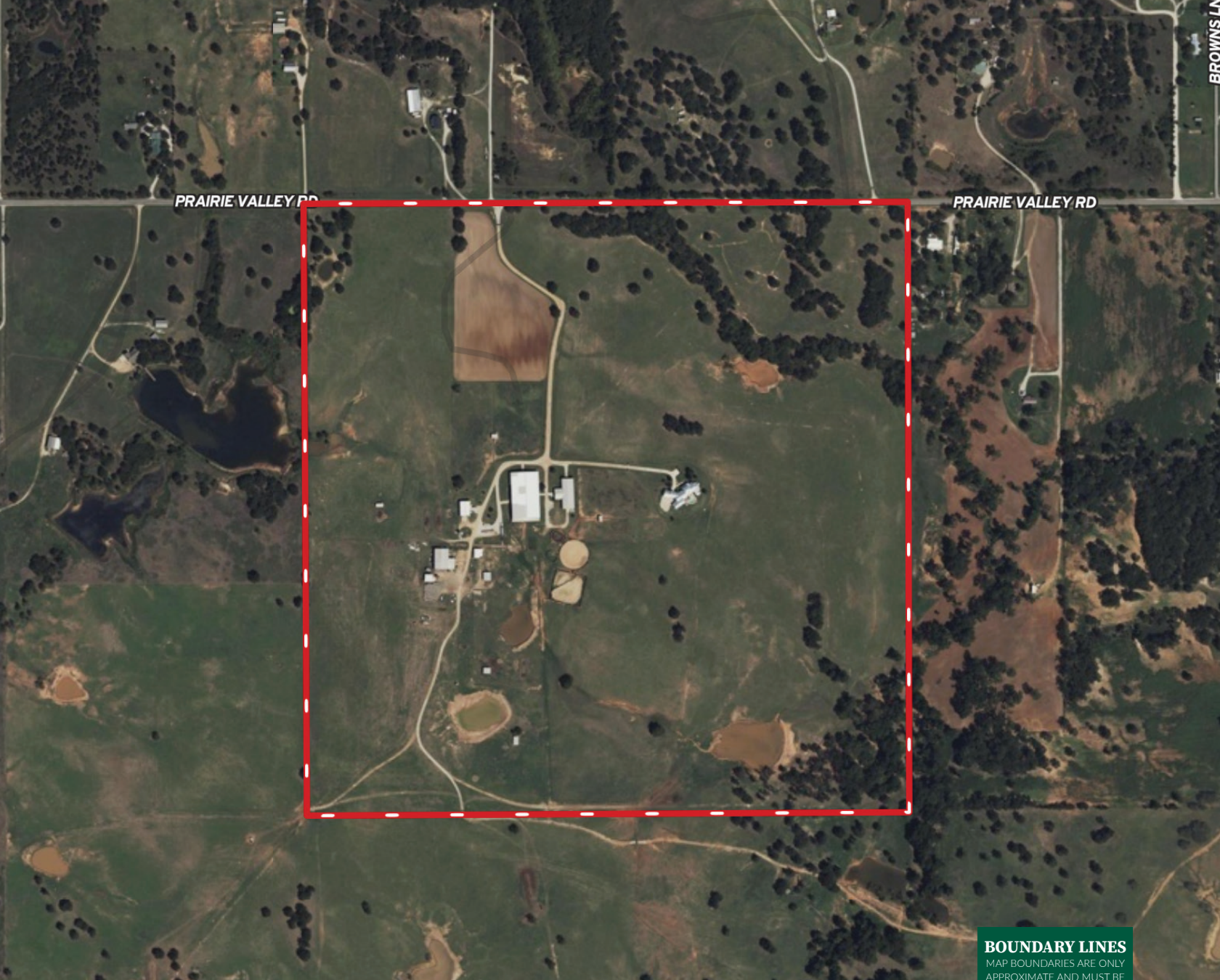
The main home of 4,307 square feet was built to the highest standards and has been immaculately kept by it's original owners. Stone, stucco and timber frames welcome you into the foyer with hardwood floors, soaring ceilings, and panoramic views of the surrounding landscape. Everything from the home office to the chef's kitchen amazes with high-end finishes and top-notch craftsmanship. The outdoor pool is surrounded by entertainment spaces, an outdoor kitchen and wood burning fireplace.

An equally impressive horse barn includes an entertainment suite with a full bar, office and bathroom, laundry facilities, tack room, saddling area, hot and cold water wash rack, stocks, feed storage and 15 stalls that are 12' wide by 16' deep. The stalls are made of concrete tilt walls with jail bar uppers and sliding stall doors, making them as durable as they are safe. The entire barn is insulated, finished on the inside and looks like it was built yesterday!

Adjacent to the horse barn is a 200' x 125' covered arena with an additional 16' x 125' cover over the cattle pens. The clear span arena is complimented by a 125' round pen, 140' square pen, 40' breaking pen, and panel walker with alleys to move cattle from the pastures to each pen.

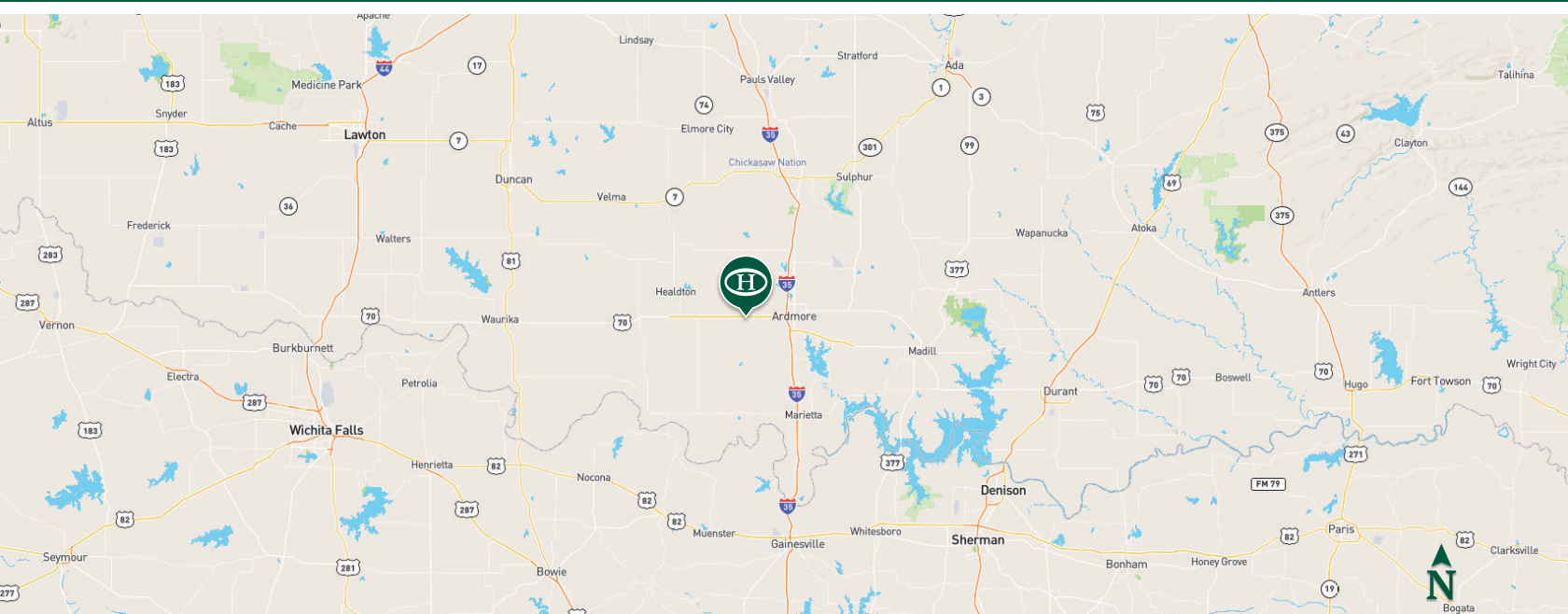
Also included are a 40' x 65' shop with a stunning apartment and a large commodity barn with covered parking for the equipment and completely enclosed trailer parking.

240 additional acres are available for purchase!



 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.





Recreation

Forty Creek Ranch has the size and versatility to accommodate nearly any equine activity. Every building and fence was designed and built by a very accomplished horseman who knows how a facility can optimize form and function. The highly improved cattle pastures are connected with alleys and gates that lead to working pens and a covered squeeze chute. Creek bottoms, patches of trees and multiple ponds are home to deer, turkey, dove, quail and migratory birds of all kinds. Forty Creek Ranch truly represents the ultimate environment for the horseman and rancher. An additional 240 acres is available for purchase.

Region & Climate

Forty Creek Ranch is located in the Red River Valley region of south central Oklahoma, half way between Oklahoma City and Fort Worth. The Hardy Murphy Coliseum, host to a multitude of western performance horse events, is 13 miles away in Ardmore, Oklahoma and the 5,700 acre Lake Murray is a 22 minute drive. This region enjoys a humid subtropical climate and average annual precipitation of more than 34". The growing season of approximately 233 days and mild winters result in almost year-round pasture and reduces the requirement for supplemental feeding.







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 regard 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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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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