

Hummingbird Ranch

145.78 Acres | Lincoln County, OK | \$795,000



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Activities & Amenities

ATV/Off Road
Campground
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds, Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Timber
Water Access
Water View
Wooded
Water Rights

Land Details

Address: 357705 E. 980RD, Prague,
Oklahoma 74864, USA
Total Acres: 145.78
Deeded Acres: 145.78
Elevation: 850'
Topography: Gentle rolling
Vegetation: Native prairie
Timber Land Acres: 80
Pasture Acres: 68
Water Rights: Yes
Estimated Taxes: \$3,000 - 2026
Source of lot size: Assessor/Tax Data

Building Details

Price: \$795,000
Homes: 1
Style of Home(s): 1 story ranch
Finished Sq. Ft.: 1800
Bedrooms: 3
Full Bathrooms: 2
Electricity Provider: Canadian Valley Electric
Water Provider: Water well
Parking Types: Detached Garage,
Attached Garage, Driveway
Total # of Spaces: 4
Outbuildings: 2
Types of Outbuildings: Portable
loafing barn, Enclosed pole barn



About This Property

Exceptional turnkey Oklahoma ranch featuring rolling native pastures, towering oak timber, mature pecans, ponds, seasonal creeks, and established riding trails. Includes a like-new 3BD/2BA home built in 2018, insulated barn, quality fencing, abundant wildlife, excellent hunting and fishing potential, thriving native grasses, and outstanding privacy surrounded by large ranches near major highways and towns.

Land

This beautiful, well-managed property offers a scenic blend of gentle rolling pastures, towering oak timber, scattered mature native pecan trees, and thriving native grasses that showcase the natural beauty Oklahoma is known for. Carefully stewarded by the current owner, the land has been thoughtfully maintained through ongoing cedar control, invasive weed management, and brush clearing to preserve the integrity of the native pastureland and wildlife habitat.

The ranch provides excellent habitat for an abundance of wildlife, including whitetail deer, wild turkey, and bobwhite quail, making it ideal for both recreation and ranching. An added bonus is the extremely light hunting pressure the property has experienced over the years, as the current owner has chosen not to hunt the ranch, creating a rare and private setting for both wildlife and future owners.

Water is plentiful throughout the property, featuring

several well-sized ponds, unique rocky draws, and seasonal creeks that enhance both the beauty and functionality of the land. Established interior UTV and horseback riding trails wind throughout the ranch, allowing easy access to the diverse terrain, scenic timber pockets, and picturesque pasture views.

The headquarters of the property are clean, functional, and well maintained, featuring a very nice 1,800-square-foot 3 bedroom 2 full bath home built in 2018 that remains in like-new condition. Additional improvements include the main barn, loafing shed for the owner's horse, and hay storage facilities. The property has not been utilized for cattle operations in recent years and has primarily been used for a single horse, contributing to the excellent overall condition of the land and improvements.

Strong barbed-wire perimeter fencing and several smaller catch-pen lots further enhance the usability and versatility of the ranch. Surrounded by large neighboring livestock ranches, the property benefits from exceptional privacy and a true ranch-country setting. While offering a peaceful and secluded atmosphere, the ranch is conveniently located just a few miles from a major highway, providing quick access to nearby towns and local cities.

Whether you are looking for a recreational retreat, horse property, investment ranch, or peaceful full-time residence, this Oklahoma acreage offers outstanding stewardship, privacy, natural beauty, and functionality.



Improvements

Improvements include a very well-maintained 1,800-square-foot residence featuring 3 bedrooms and 2 full bathrooms with an open-concept layout that includes a spacious kitchen, open dining area, and comfortable living room. Built as a single-story home with ADA-compliant accessibility, the residence is designed for efficiency, comfort, and long-term functionality.

The home is equipped with a modern state-of-the-art alternative solar electric power system, well water, aerobic septic system, and is an all-electric residence with excellent energy efficiency. Interior features include hardwood-style tile flooring throughout, granite countertops throughout the home, tiled and fiberglass showers, Moen fixtures, stainless steel appliances, a large main bedroom with spacious full bath, and a built-in storm room located within the attached two-car garage. Exterior improvements include beautiful landscaping, a fenced yard area for pets, and a well-kept outdoor setting.

Additional ranch improvements include a fully enclosed barn with concrete flooring, 9-foot ceilings, full insulation, and a 10'x10' roll-up door currently utilized for equipment and storage. A portable loafing shed provides additional hay storage and horse protection. The property also includes two modest holding pens with a portable corral setup suitable for livestock handling or horse use.

Recreation

The recreational appeal of this ranch is outstanding, offering a diverse combination of heavy hardwood timber, brushy cover, native grass pastures, and excellent edge habitat that supports healthy populations of whitetail deer, wild turkey, and bobwhite quail. The property features a great mix of open pastureland and secluded pockets ideal for establishing food plots, creating exceptional opportunities for both bow and gun hunting.





A major highlight of the ranch is the extremely light hunting pressure, as the current owner has chosen not to hunt the property over the years. This low-pressure environment has allowed wildlife to thrive naturally, creating a rare and highly desirable recreational setting.

The terrain ranges from flat open meadows to gently rolling hills with scenic rocky areas and natural outcroppings that add character and diversity to the landscape. Heavy timbered draws and brush-lined corridors create ideal travel routes and bedding areas for wildlife, while seasonal creeks, watersheds, ponds, and natural drainage areas provide dependable water sources throughout the property.

The owner is currently working with the Oklahoma Department of Wildlife Conservation to stock one of the ponds with bass in 2026, followed by catfish and bluegill in the spring of 2027. A nice fishing pond located on the east side of the property will provide excellent future fishing opportunities and further enhance the ranch's recreational value.

Established interior trails make navigating the ranch by UTV or horseback both convenient and enjoyable, allowing easy access to hunting locations, scenic overlooks, and the diverse habitat this property has to offer. Whether you are seeking a recreational retreat, hunting ranch, or peaceful getaway, this property offers the ideal blend of privacy, wildlife habitat, and outdoor enjoyment.





Agriculture

The agricultural potential of this ranch is excellent, with the property having been lightly utilized over the past several years by only a single horse owned by the seller. Historically, hay production has been the primary agricultural use, and the owner has taken exceptional care in maintaining the ranch for long-term livestock sustainability and pasture health.

The native grass pastures are currently thriving with the recent rainfall, providing an outstanding stand of forage and immediate grazing opportunities for cattle, horses, or other livestock. The combination of productive native grasses, quality fencing, water availability, and well-maintained infrastructure creates a turnkey setup for a new owner looking to begin livestock operations immediately upon closing.

The property is free of any governmental agricultural programs and does not carry any active surface leases, providing flexibility and full operational control for future ownership. Whether utilized for hay production, cattle, horses, or a combination agricultural and recreational operation, this ranch offers outstanding versatility and readiness for immediate use. The current grazing acres is estimated a 70 acres with room to expand. The entire property is perimeter fenced in great to new condition with a couple of smaller lots near the headquarters and barns for sorting or holding livestock.

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Hayden Outdoors

Buyer Process

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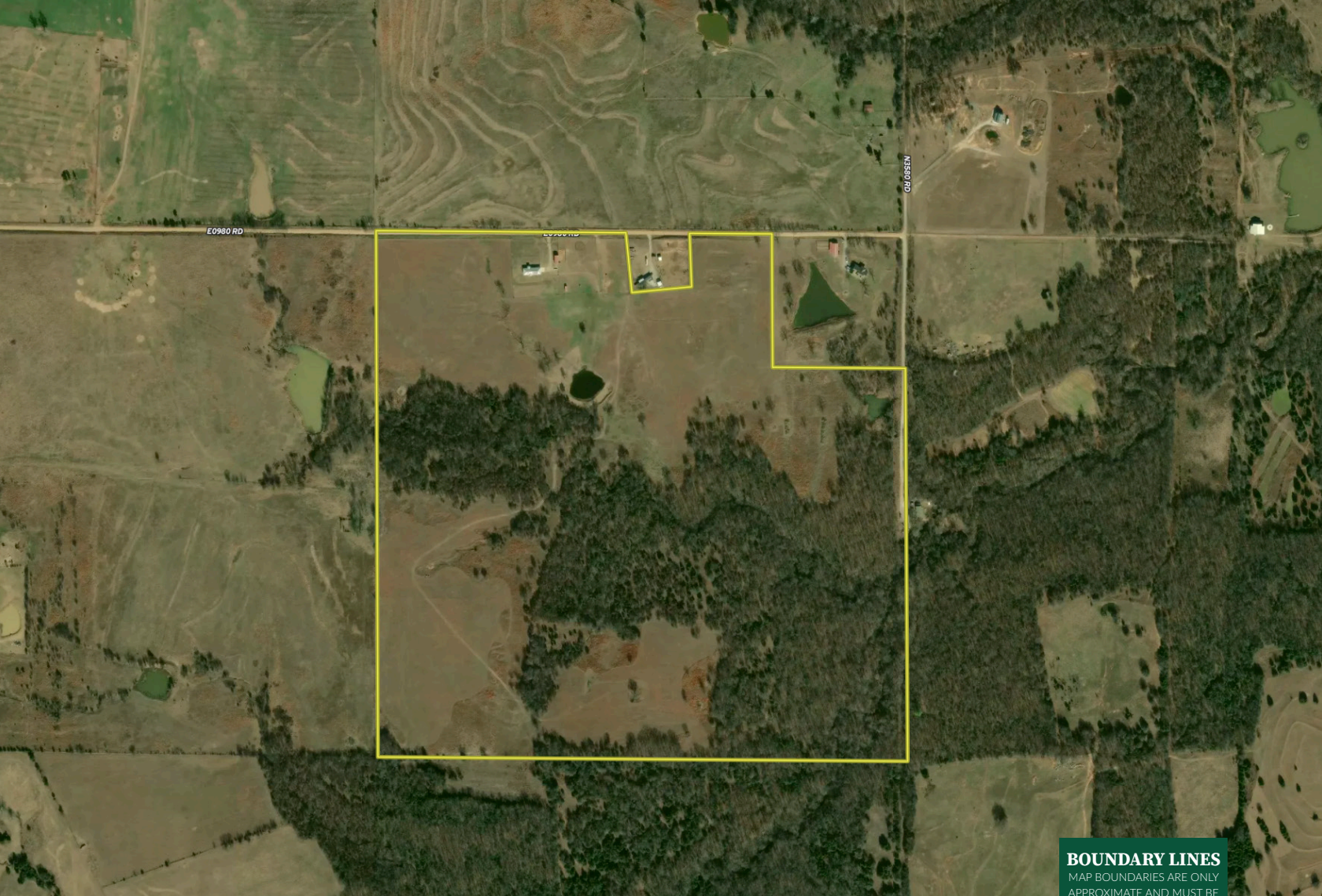


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- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES

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



Stacy Callahan

- 📍 Managing Broker LA & OK
Licensed in AR, KS, LA & OK
- ✉ Callahan@HaydenOutdoors.com
- 📞 918.710.0239


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