

ABN LEGACY WAGYU RANCH

795.00 ACRES | COTTON COUNTY, OKLAHOMA




HAYDEN
OUTDOORS
REAL ESTATE

ABN LEGACY WAGYU RANCH

OVERVIEW

LAND

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AGRICULTURE

WATER/MIN. RIGHTS
& NAT. RESOURCES

GENERAL
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WELCOME TO ABN LEGACY WAGYU RANCH

▼ QUICK FACTS

- 795 Acres
- Cattle Ranch
- Residential
- Hunting
- Recreation

Nestled in the heart of Southwest Oklahoma’s premier cattle country, the ABN Legacy Wagyu Ranch stands as one of the most complete, turnkey Wagyu operations ever brought to market in the United States. Spanning 795± contiguous acres of highly productive ground, this property represents the culmination of decades of disciplined genetic mastery and world-class infrastructure, coupled with 4 homes and facilities to run the 600 head operation.

LAND



The contiguous 795± acre property features a diverse topography optimized for intensive agricultural use, highlighted by rotational grazing pastures, multiple cattle management buildings, four new or updated homes, recreational amenities and excellent water. Total attention to detail and proper cattle management has gone into developing this world class operation.

The homes and main working facilities rest on the higher elevations of the ranch, overlooking the multiple grass pastures and tree-covered creek that meanders through the north and east sides of the property. The terrain includes rolling hills with creekbottom drainages and 360 degree high plains vistas.



IMPROVEMENTS

The ranch headquarters functions with administrative precision and custom western comfort. At its center is a beautifully built, fully furnished main residence featuring multi-office executive workspaces and a private downstairs suite designed specifically for entertaining national and international livestock buyers. Three additional homes, two of which were built in 2023 with the main home, provide top-tier accommodations for ranch managers, staff, or extended family.





MAIN HOME

Built in 2023, this exceptional custom built 5,300-square-foot home offers modern luxury and thoughtful design throughout, including a fully heated and cooled walk-out basement. The residence features three spacious bedrooms, three full bathrooms, and two half baths, along with the rare convenience of three fully equipped kitchens, making it ideal for entertaining, multi-generational living, or hosting guests. Inside, you'll find stainless steel appliances, granite countertops, and a beautiful blend of engineered hardwood, porcelain tile, and carpet flooring. Outdoor living is equally impressive with covered front and back patios, a custom outdoor kitchen complete with a BBQ grill, pizza oven, and mini refrigerator, plus a resort-style swimming pool featuring a sundeck and water slide. Additional amenities include a large safe room in the basement, a fenced backyard, a three-car garage, a tankless hot water system, a large propane tank, and an aerobic septic system, creating a home that combines luxury, comfort, and efficiency.





ENTRY HOME

This beautifully designed 1,800-square-foot home offers the perfect blend of modern style and everyday functionality. Featuring four bedrooms and two full bathrooms, the home boasts an open and inviting floor plan with durable ceramic tile flooring throughout. The spacious kitchen is equipped with granite countertops, stainless steel appliances, and a unique pantry that doubles as a built-in safe room for added peace of mind. Enjoy outdoor living on the covered front and back patios overlooking the fenced backyard, ideal for entertaining or relaxing. Additional features include a two-car garage, tankless hot water system, aerobic septic system, and a propane tank, making this home as efficient as it is comfortable.





SOUTH HOME

This stunning 2,000-square-foot home combines contemporary design with quality craftsmanship and practical amenities. Offering three spacious bedrooms, two full bathrooms, and a convenient half bath, the thoughtfully designed floor plan provides comfortable living for families and guests alike. The gourmet kitchen features stainless steel appliances, elegant leathered marble countertops, and flows seamlessly into the main living areas, all accented by beautiful ceramic tile flooring throughout. The primary suite includes a spacious master closet with an integrated safe room, providing both convenience and security. Step outside to enjoy covered front and back patios overlooking the fenced backyard, perfect for entertaining or relaxing. Additional highlights include a two-car garage, tankless hot water system, aerobic septic system, and propane service, making this move-in-ready home a perfect blend of luxury, efficiency, and modern country living.

FOREMAN'S HOME

This beautifully remodeled 2,600-square-foot home offers the perfect combination of modern updates, spacious living, and everyday comfort. Featuring four generously sized bedrooms and three full bathrooms, the thoughtfully updated interior showcases stainless steel appliances, granite countertops, and a stylish mix of engineered hardwood, ceramic tile, and carpet flooring. Designed for both entertaining and relaxation, the home includes covered front and back patios that overlook a fenced backyard, creating an ideal outdoor living space. Additional amenities include an attached two-car garage and a brand-new storm shelter installed in the garage in 2025, providing added safety and peace of mind. With its quality finishes, functional layout, and extensive updates, this move-in-ready home is an outstanding opportunity for today's buyer.



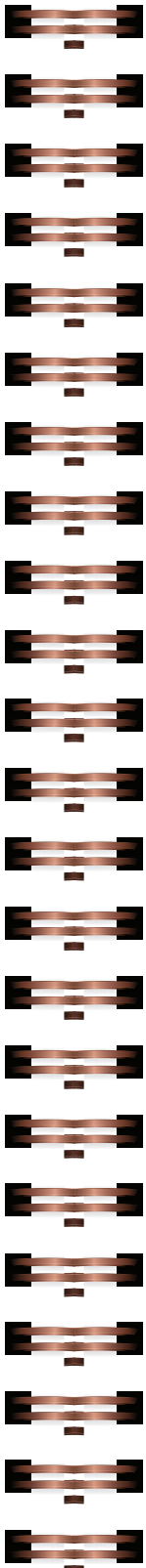


AGRICULTURE

OUTBUILDINGS

- **Advanced Calving Barn:** 100'x120' – 12,000 SF outfitted with an on-site, climate-controlled embryo transfer and semen evaluation laboratory, emergency supply rooms, air conditioned offices and full worker amenities.
- **Hay and Equipment Storage Barn:** 100'x150' – 15,000 SF barn for hay storage, heavy equipment, tractors and more.
- **Maintenance Shop:** 40'x80' – 3,200 SF separate detached commercial shop complete with an automotive lift and independent facilities for full on-site fleet maintenance.
- **Working Facilities:** Includes Indoor hydraulic working chute, grain storage, working pens, shade structures and custom windbreaks.





The state-of-the-art working infrastructure is built for maximum operational efficiency:

This is a true “plug-and-play” asset. The purchase price includes a comprehensive rolling stock and heavy machinery package featuring tractors, a bulldozer, a skid steer, trailers, SXSs, and ATVs. Furthermore, the buyer has the option to acquire the established digital brand ecosystem (website and highly followed social channels). To ensure absolute continuity of the operation’s success, the seller is offering an invaluable period of hands-on operational consulting and management transition.

The outlook for the fullblood Red Wagyu industry remains exceptionally strong as consumer demand continues to shift toward premium beef with superior marbling, flavor, and consistency. A well-established 600-head fullblood Red Wagyu operation is positioned to capitalize on these favorable market dynamics by supplying elite genetics to producers seeking to improve carcass quality and capture premium beef prices. Rather than competing in the commodity cattle market, this high-quality Wagyu breeding program operates within a specialized segment where proven genetics, herd performance, and breeding integrity command significant value.

The ranch’s carefully developed breeding program represents one of its greatest assets. Years of genetic selection have produced cattle emphasizing marbling, maternal ability, fertility, structural soundness, and carcass performance. As commercial and registered cattle producers increasingly incorporate Wagyu genetics into their breeding programs, demand for proven Red Wagyu herd sires, replacement females, and registered breeding stock continues to expand. This growing interest creates meaningful opportunities for continued seedstock sales while enhancing the long-term value of the ranch’s genetic program.

Semen sales provide an additional avenue for growth by allowing the ranch’s superior genetics to reach producers throughout the

United States. Artificial insemination has become an essential tool for progressive cattle operations, enabling ranchers to rapidly improve herd quality through access to elite bloodlines. Proven Red Wagyu sires with desirable pedigrees, performance records, and carcass traits can generate recurring revenue through semen straw sales while simultaneously increasing the recognition and influence of the ranch’s breeding program across the industry.

The ranch’s bred heifer program also offers significant long-term value. Producers continue to seek high-quality, genetically superior females capable of entering production immediately while contributing desirable maternal traits and premium carcass genetics to their herds. Well-

developed, registered Red Wagyu bred heifers provide buyers with an efficient way to accelerate herd improvement and establish a foundation for future profitability. As the U.S. cattle industry continues rebuilding inventories, demand for quality replacement females is expected to remain favorable, particularly within premium beef production systems.

Long-term fundamentals for the Wagyu industry remain encouraging. Premium beef consumption continues to expand as consumers increasingly prioritize quality, traceability, and exceptional eating experiences. Restaurants, specialty retailers, and direct-to-consumer beef programs continue to drive demand for authentic Wagyu genetics, while domestic



production remains relatively limited compared to growing interest. These trends support continued appreciation for elite breeding stock, reproductive genetics, and premium seedstock operations.

With approximately 600 fullblood Red Wagyu cattle, a diversified income stream from registered breeding cattle, semen straw sales, and bred heifer and recipient cow production, this ranch is strategically positioned within one of the fastest-growing segments of the premium beef industry. Its established genetic foundation, reputation for quality, and multiple revenue channels provide an attractive platform for continued growth and long-term value creation as demand for elite Red Wagyu genetics continues to strengthen.

Water/Mineral Rights & Natural Resources

Water reliability is a crown jewel asset of the ranch. Anchored by 795 acre-feet of rare, highly valuable water rights, the ranch is serviced by two high-capacity water wells producing a combined 400 Gallons Per Minute (GPM) with water storage tanks in each of the corridor pastures.

Roughly 125 acres of drip-irrigated Bermuda grass pastures rest in the southeast portion of the property. Year-round live water flows via the winding Snake Creek, while 8 deep livestock ponds are scattered strategically throughout the acreage to ensure optimal grazing distribution.

Any minerals owed will be conveyed, seller does not warrant the amount of minerals owed if any to be conveyed.

GENERAL OPERATIONS





The ABN Legacy Wagyu Ranch houses a premier herd of approximately 600 registered fullblood Red Wagyu cattle, presenting an unmatched foothold in the elite seedstock market. The cattle are fully registered with the American Wagyu Association and meet all requirements for the American Akaushi Association. Elevating this offering to a global standard is the ranch's proprietary genetic library, which conveys in the sale: over 13,000 straws of top-tier fullblood bull semen and 500+ elite embryos harvested from proven donor cows.

This ranch comes fully turn-key, including the cattle and regenerative inventory, all equipment, cattle herd, outbuildings, water rights, book of business, four homes, and nearly everything one needs to operate a world class Red Wagyu operation. The business continues to be highly profitable and delivers strong revenues for the owners.

A full financial snapshot can be provided to interested parties with a signed NDA and buyer pre-qualification process.

RECREATION

Recreational activities on the property include the pursuit of whitetail, turkey, predators and migratory birds including ducks and dove. Multiple treestands and a large custom built shooting blind offer hunters multiple proven locations to harvest. A shooting and target practice range rests in the old rock quarry portion of the property, giving friends and family a great place to sight in your rifles or enjoy a round of shooting pistols at steel targets.

Cotton County offers a variety of outdoor recreational opportunities that showcase the beauty of southwest Oklahoma. Nearby lakes and the Red River provide outstanding fishing for catfish, bass, and crappie. The area's rolling prairie, native grasslands, and scenic countryside are ideal for hiking, horseback riding, ATV riding, wildlife photography, and birdwatching. Just a short drive away, the Wichita Mountains Wildlife Refuge offers world-class hiking, rock climbing, camping, and opportunities to see free-ranging bison, elk, and longhorn cattle.



REGION & CLIMATE



Living in Cotton County, Oklahoma offers the perfect blend of small-town charm, wide-open spaces, and a relaxed rural lifestyle. Known for its rich agricultural heritage and friendly communities, the area provides residents with a slower pace of life while still offering convenient access to larger cities such as Lawton and Wichita Falls, Texas. Cotton County delivers abundant opportunities. Residents enjoy beautiful sunsets, low traffic, affordable living, and a strong sense of community, making it an ideal place for families, retirees, farmers, ranchers, and anyone seeking the tranquility of rural Oklahoma.

Cotton County enjoys a warm, sunny climate that is well suited for ranching, farming, and year-round outdoor recreation. Located in southwest Oklahoma, the county experiences long, hot summers, mild winters, and an average annual temperature of approximately 63°F. The area receives about 33 inches of rainfall each year, providing favorable conditions for native grasses, pastureland, and agricultural production, while the growing season extends for roughly 218 days. Snowfall is minimal, averaging only about 3 inches annually, allowing outdoor work and recreational activities to continue throughout most of the year. With abundant sunshine, moderate humidity, and a climate that supports productive livestock operations and an active outdoor lifestyle, Cotton County offers an appealing environment for both full-time residents and ranch owners.



LOCATION

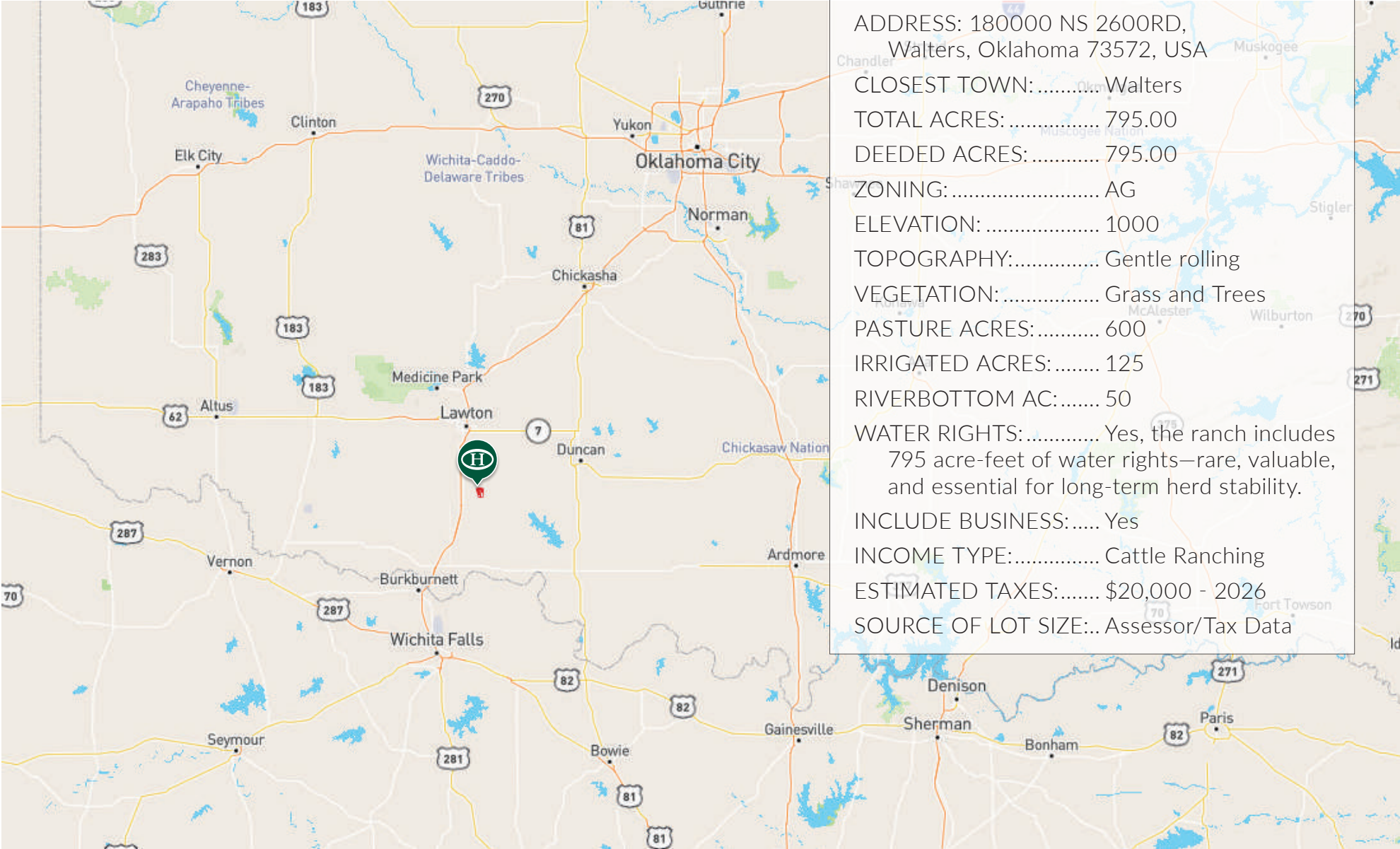


Located just minutes from Interstate 44, the ranch balances private, elite livestock production with flawless logistics, sitting less than two hours from both Oklahoma City and the Dallas-Fort Worth metroplex. Walters is the closest town, but most amenities are found in Lawton just 25 minutes away.

Air access to the ranch is convenient, with commercial flights available through both Oklahoma City and the nearby Lawton-Fort Sill Regional Airport. Lawton-Fort Sill is served by American Airlines and also accommodates private aircraft, providing flexible travel options for both commercial and private aviation.



MAPPING



ABN LEGACY WAGYU RANCH

ADDRESS: 180000 NS 2600RD,
Walters, Oklahoma 73572, USA

CLOSEST TOWN: Walters

TOTAL ACRES: 795.00

DEEDED ACRES: 795.00

ZONING: AG

ELEVATION: 1000

TOPOGRAPHY: Gentle rolling

VEGETATION: Grass and Trees

PASTURE ACRES: 600

IRRIGATED ACRES: 125

RIVERBOTTOM AC: 50

WATER RIGHTS: Yes, the ranch includes
795 acre-feet of water rights—rare, valuable,
and essential for long-term herd stability.

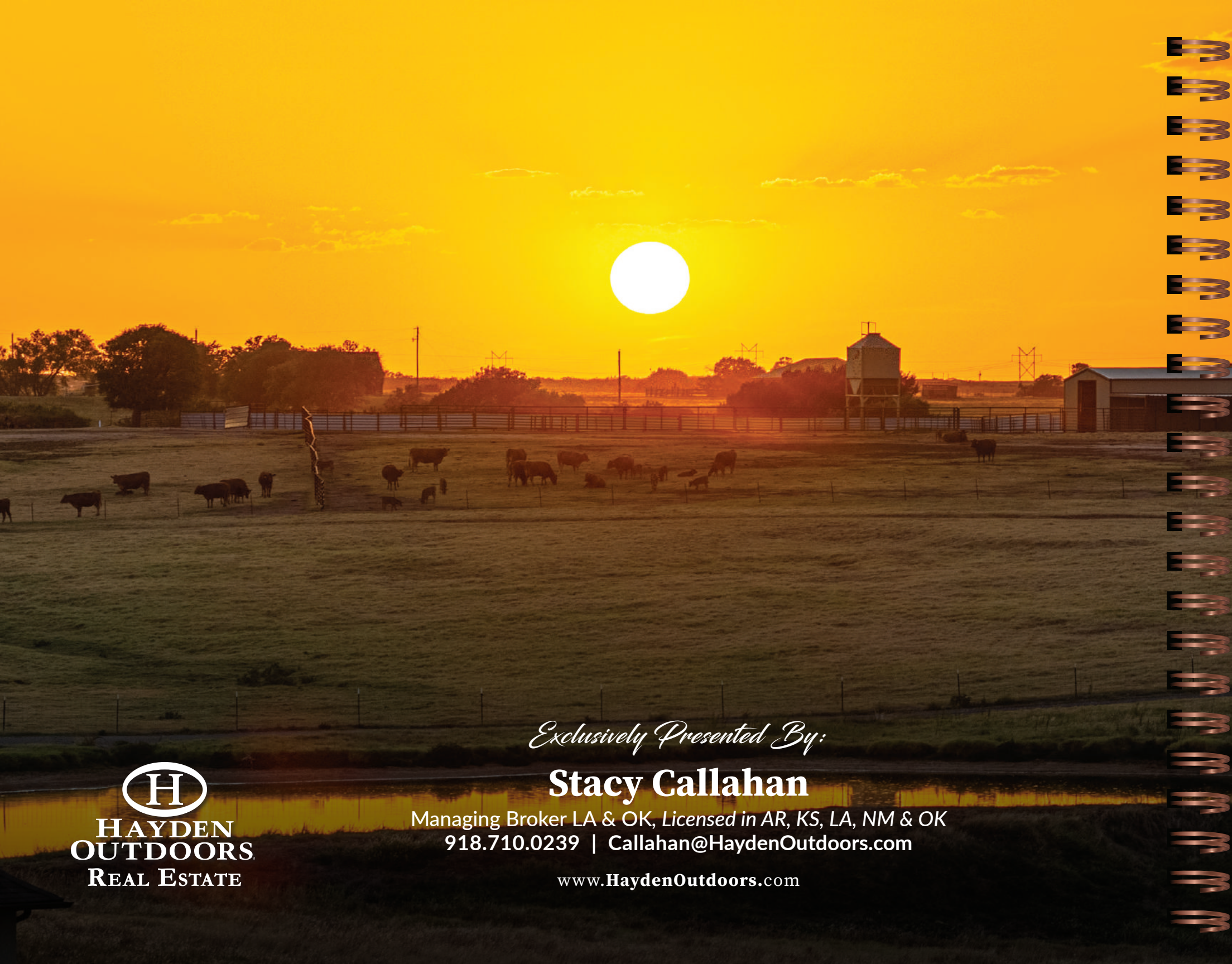
INCLUDE BUSINESS: Yes

INCOME TYPE: Cattle Ranching

ESTIMATED TAXES: \$20,000 - 2026

SOURCE OF LOT SIZE:.. Assessor/Tax Data





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