

MIDWEST LAND GROUP PRESENTS

600 ACRES IN

LATIMER COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OKLAHOMA PASTURE AND RECREATIONAL RANCH

Located just north of Red Oak, Oklahoma this property offers a variety of beautiful valley pastures and the San Bois mountain range. This 600 acres is offered solely for the first time since it was originally acquired by the 10,000 acre Circle F ranch many decades ago. This area boasts around 45 inches of average rainfall per year. There are 400 feet of elevation change just within this property. 7 ponds and a few wet weather creeks create

ample water on this property. A mix of improved and native grasses can be found on this property. Cross-fenced in 4 pastures this property already creates a rotational grazing option. Multiple gravel pads and a separate fenced-in catch pen work great for storing hay for winter. A set of older pens is available as well for your livestock. Graze cattle, build a home, and hunt coveted Latimer County whitetails.



PROPERTY FEATURES

PRICE: **\$1,590,000** | COUNTY: **LATIMER** | STATE: **OKLAHOMA** | ACRES: **600**

- 600 acres with 70% pasture
- Located north of Red Oak, OK
- 7 bodies of water with a great 2.5 acre pit for fishing, and multiple smaller creeks
- 400' of elevation climb for hunting and other recreation
- Multiple home sites in the valley of the San Bois mountain range
- Cross-fenced for rotational grazing
- Larger catch pen area and pens
- Miles of county road access through multiple gates
- Surface rights only (no minerals will convey)



600 ACRES WITH 70% PASTURE



7 BODIES OF WATER



AERIAL MAP



AGENT CONTACT

Zane Goodwin was born a 7th generation family countryman born in Bartlesville, and raised in Northeast Oklahoma, 9 miles from the nearest town. Coming from a long line of farmers, ranchers, horse trainers and hunters, understanding the land and its value runs in Zane's blood. He has worked in agriculture since the age of 12 and went on to study business and finance at Oklahoma State University and the University of Missouri. From working out in the field and in the classroom, Zane has a lifetime and legacy of experience – both personal and professional.

Zane and his wife, Mandy, along with sons, Ryder, Roan and Rizen, and daughter, Rainee live in Bristow, Oklahoma and are members of their local church. When he's not running over 300 commercial Angus cattle on the ranch, you'll find Zane hunting trophy white-tailed deer, waterfowl and big game with his children, as well as coaching soccer, basketball and Little League baseball for their teams. Zane doesn't just sell land. He lives it. He is a steward of it. Wanting to be the best land steward he can, led him to becoming a Master Cattleman from Oklahoma State University.

Zane likes to keep things simple and he does business with people the way he wants them to do business with him. His integrity, honesty, word and handshake mean everything to him, and while he doesn't back away from negotiations, he's not a high-pressure salesman either. Zane relates to many of the landowners he works with and understands the financial and sentimental value of the properties he sells. Landowners relate to him because he works in their best interests and not his own. Contact Zane today and see that a handshake and a good word still mean something.



ZANE GOODWIN,
LAND AGENT

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