

MIDWEST LAND GROUP PRESENTS

250 ACRES

ADAIR COUNTY, OK

94899 S 4650 RD, BUNCH, OKLAHOMA, 74931



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING 250 +/- ACRE STARGAZER RANCH IN ADAIR COUNTY, OKLAHOMA

If you are looking for that exceptional ranch that is both productive and breathtaking, with easy access in a secluded setting, this showstopper is one you should take a look at. The Stargazer Ranch is located in southern Adair County, Oklahoma, and situated on 250 +/- contiguous acres. The picturesque vistas that are found throughout this ranch are second to none and will leave you speechless and amazed.

As you make your way up the private driveway from the county-maintained road, you are greeted by a solar-powered pipe gate entrance. Continue past the gate and begin your ascent onto the ranch. As you arrive at the top of the hill you will be greeted with stunning mountain views of the Bostonian Mountains surrounding the ranch. Continue your way down the .3 mile driveway and you will find the main residence and guest house. The main residence, built in 1988, is comprised of approximately 3,391 square feet of living space, a 418 square foot covered porch, and a 1,282 square foot 3-car garage. The brick home contains oversized rooms that should make entertaining easy and inviting. The central heat and air system has two zones for efficiency, as well as a wood-burning stove for supplemental heat. With three large bedrooms and three large full bathrooms, a huge kitchen and breakfast area, large formal dining, a large den, an oversized mudroom/bathroom, a storage room, tons of built-ins, and other storage,

you will not want for space or storage. The view from every window is a remarkable scene of the surrounding pastures with trees and mountains in the background. The heavy gauge metal roof has allowed the owner to get a reduced rate on insurance. An automated alarm system is already in place. The home also features 2'x6' exterior framing. There is high-speed internet located at the main residence. The well that supplies water to the homes, shop, and working pens has great volume and has never failed during the seller's ownership.

An 875 square foot guest cabin provides additional space for guests, ranch hand, or could be utilized for rental income. The cabin features one bedroom, one bath, kitchen/dining, and living area. The guest house also has high-speed internet. Hardwood and tile flooring, lots of windows, and wood trim will make this a fantastic guest quarters or home office.

Adjacent to the main residence you will find the 2,000 square foot shop containing 6 large sliding doors, 1 entrance door, a concrete floor, and wired with 220 electric. The 54'x60' metal barn is comprised of two 12'x20' concrete floors and a storage or tack room. The 3,240 square foot barn is ideal for hay storage or livestock management. Don't let the inclement weather stand in the way of working your livestock. Located within close proximity to the barn are the 2,750 square foot covered

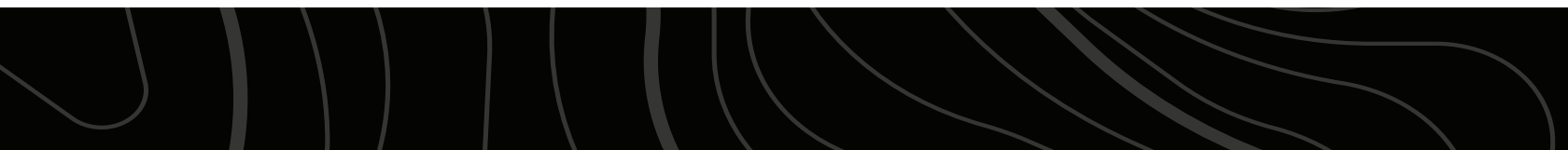
working pens. Contained within the covered working area you will find a Priefert chute, Powder River headgate, frost-free water hydrant, cattle tub, and fenced alley to allow excellent movement of livestock from the west pastures to the working pens and load-out area.

The hay production and grazing opportunities on this ranch are second to none. The ranch is comprised of approximately 160 acres of improved, open, and rolling pastures, with the balance being lightly too heavily timbered. Some of the pastures that are not currently in hay production could easily be converted to provide additional hay production opportunities. The improved pastures contain a blend of the prominent summer grass in Bermuda and is complemented with a spring carpet of Yellow Hop Clover, Hairy Vetch, and cool season grasses such as fescue and annual rye. With this combination, you have a very long forage season for your livestock. The annual yield rate on hay production can boast up to approximately 950 round bales, depending on the number of livestock you are running on the ranch. If you are not looking at producing that much hay, the seller has easily stocked 132 to 136 pairs while never overgrazing the ranch and maintained an annual production yield of approximately 425 bales to assist in supplementing his livestock throughout the winter months. Rotational grazing is possible with well-maintained fencing and cross-fencing in place for the eight pastures and nine ponds. The property consistently boasts on average

in the top 3 micro-regions for rainfall for the entire state of Oklahoma per Mesonet State Data, which is approximately 55 inches per year of rainfall on average.

Not only is this ranch an incredible hay-producing ranch and an exceptional cow/calf operation, but it is also an incredible hunting property as well. The mature timber is comprised primarily of oaks, walnuts, pines, cedars, and a variety of other native hardwoods. The understory of the mature timber is extremely clean as a result of previous prescribed burns. With that being said, there is still ample forage underneath much of the timber. With approximately 1 mile of the national forest bordering the entire southern boundary of the ranch, whitetail deer, turkey, and other wildlife are in abundance, providing an incredible hunting property as well. A total of 9 ponds are located throughout the ranch. The three ponds near the main residence are stocked with catfish and bass. The remaining 6 ponds are stocked as well. There are multiple springs on the ranch that flow much of, if not all, of the year. Sit on the covered front porch overlooking the Bostonian Mountains, pastures, and three ponds, and watch the deer and turkey romp in the pastures.

If you are looking for an incredible hay-producing ranch, fantastic cow/calf operation, hunting, recreation, and seclusion, then give Kevin Williams a call at (918) 514-3165 to go take a look at this stunning Adair County, Oklahoma ranch.



PROPERTY FEATURES

PRICE: **\$2,225,000** | COUNTY: **ADAIR** | STATE: **OKLAHOMA** | ACRES: **250**

- 250 +/- contiguous acres
- 3,391 sq. ft. home (3 bedroom/3 bathroom)
- Mudroom/laundry room
- 3-car garage
- 875 sq. ft. guest house (1 bedroom/1 bathroom)
- 2,000 sq. ft. shop with concrete floor and 220 electric
- 3,240 sq. ft. barn
- 2,750 sq. ft. covered working pens
- 8 pastures perimeter fenced and cross-fenced
- 9 ponds
- Multiple springs
- Mature hardwoods
- Approximately 160 +/- acres of improved pastures
- Bermuda, fescue, rye, yellow hop clover, and hairy vetch
- Approximately up to 950 bales annual hay production
- Ability to sustain up to 132-136 cow/calf pairs
- Approximately 1 mile of national forest bordering south
- 15 minutes to Stilwell, OK
- 20 minutes to Sallisaw (and Interstate 40)
- 45 minutes to Tahlequah, OK
- 45 minutes to Fort Smith, AK
- 2 hours to Tulsa, OK
- 4 hours to Dallas, TX



3,391 SQ. FT. HOME

The main residence, built in 1988, is comprised of approximately 3,391 square feet of living space, a 418 square foot covered porch, and a 1,282 square foot 3-car garage. The brick home contains oversized rooms that should make entertaining easy and inviting.



875 SQ. FT. GUEST HOUSE



3,240 SQ. FT. BARN



2,750 SQ. FT. COVERED WORKING PENS

Contained within the covered working area you will find a Priefert chute, Powder River headgate, frost-free water hydrant, cattle tub, and fenced alley to allow excellent movement of livestock from the west pastures to the working pens and load-out area.



8 PASTURES FENCED & CROSS-FENCED

Rotational grazing is possible with well-maintained fencing and cross-fencing in place for the eight pastures and nine ponds.



MULTIPLE SPRINGS



9 PONDS



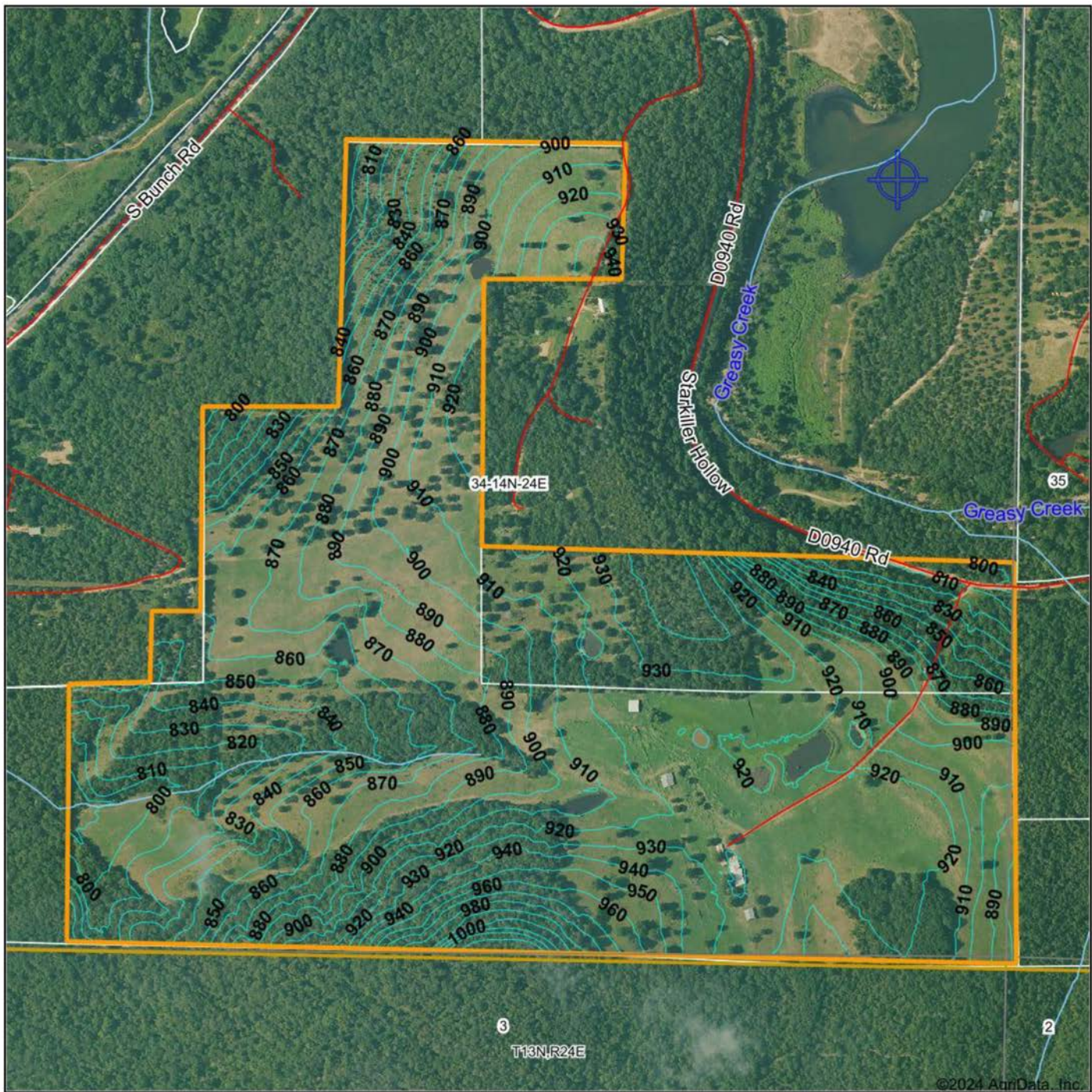
MATURE HARDWOODS



160 +/- ACRES OF IMPROVED PASTURES



TOPOGRAPHY MAP



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Source: USGS 3 meter dem

0ft 753ft 1506ft

Interval(ft): 10.0

Min: 784.0

Max: 1,038.7

Range: 254.7

Average: 889.4

Standard Deviation: 42.88 ft



2/25/2024

34-14N-24E
Adair County
Oklahoma

Boundary Center: 35° 38' 38.18, -94° 44' 39.85

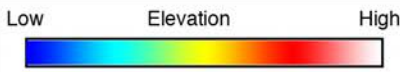
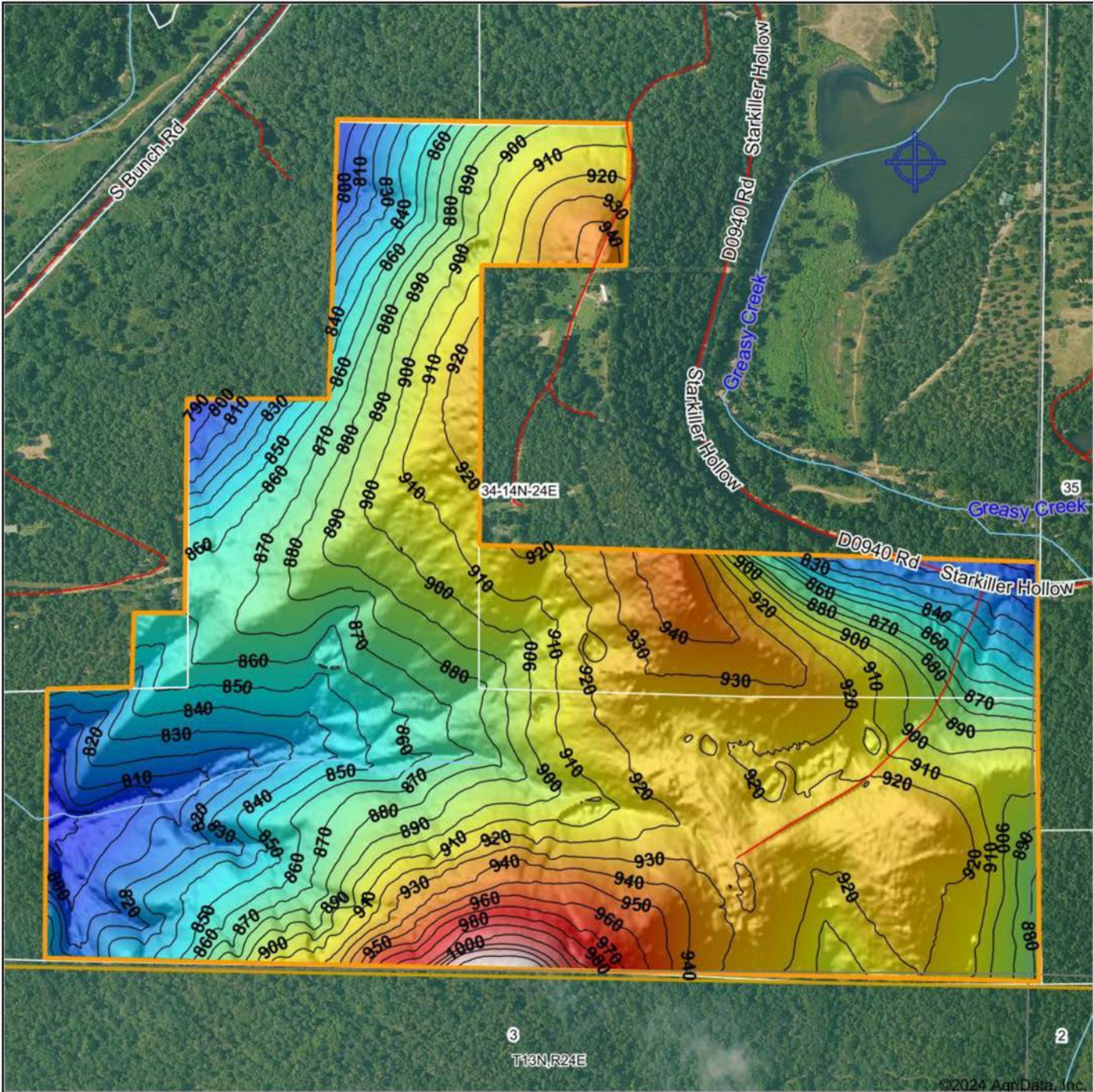
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 784.0
 Max: 1,038.7
 Range: 254.7
 Average: 889.4
 Standard Deviation: 42.88 ft



34-14N-24E
Adair County
Oklahoma

Boundary Center: 35° 38' 38.18, -94° 44' 39.85

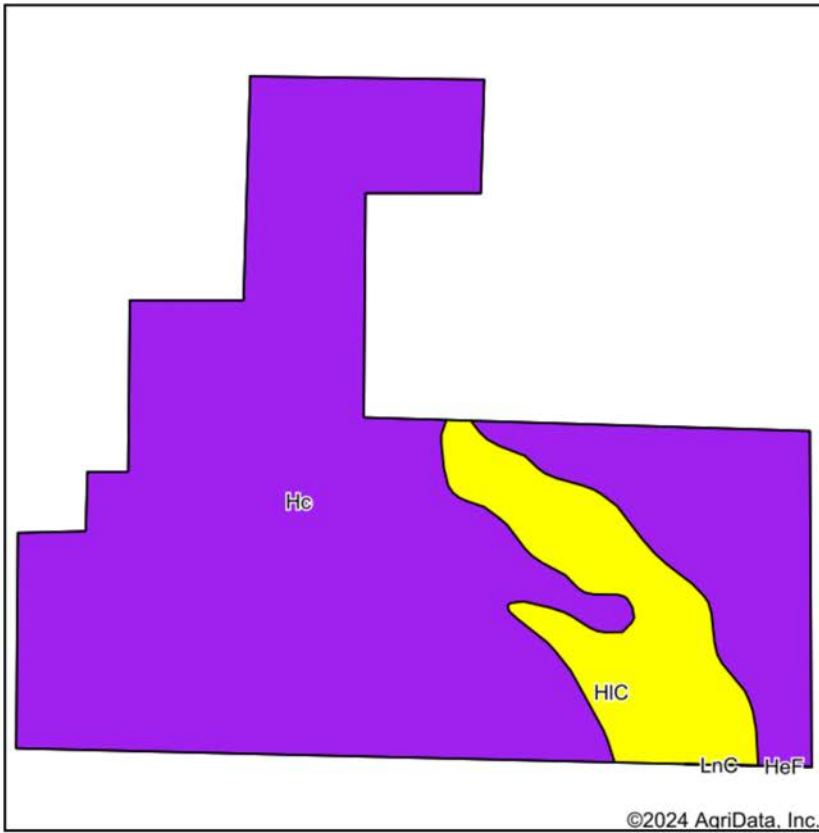
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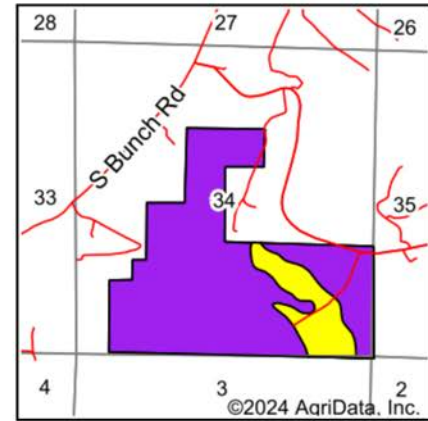
Field borders provided by Farm Service Agency as of 5/21/2008.

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SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Adair**
 Location: **34-14N-24E**
 Township: **Stilwell West**
 Acres: **249.93**
 Date: **2/25/2024**

Maps Provided By:

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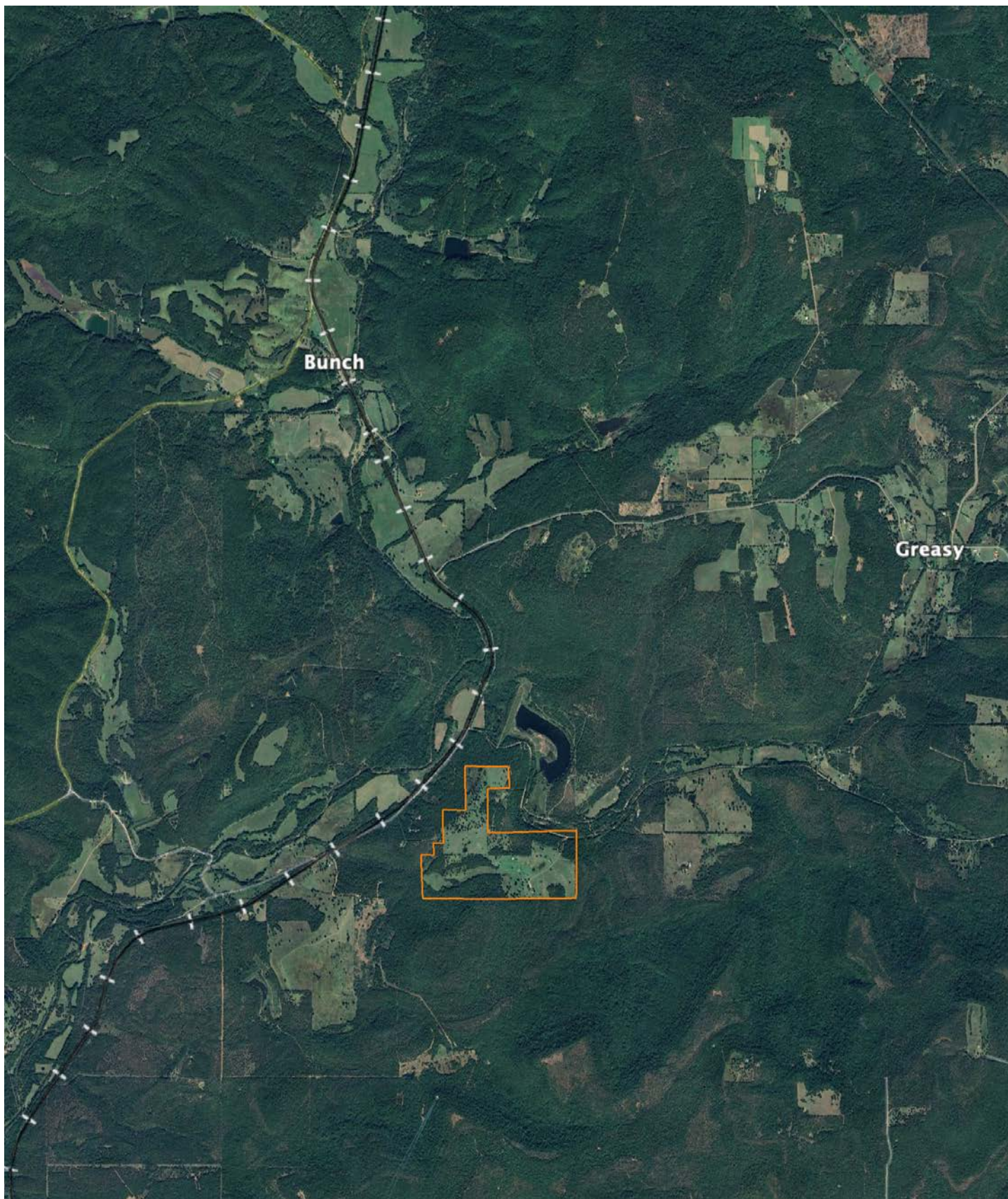
Area Symbol: OK001, Soil Area Version: 18
 Area Symbol: OK135, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
Hc	Enders-Linker-Hector association, 5 to 30 percent slopes	216.21	86.5%		4.8ft. (Paralithic bedrock)	VIIe	3193	23	16	18	13
HIC	Hector-Linker complex, 1 to 5 percent slopes	33.72	13.5%		1.2ft. (Lithic bedrock)	IVs	3360	40	39	37	24
Weighted Average						6.60	3215.5	*n 25.3	*n 19.1	*n 20.6	*n 14.5

*n: The aggregation method is "Weighted Average using all components"

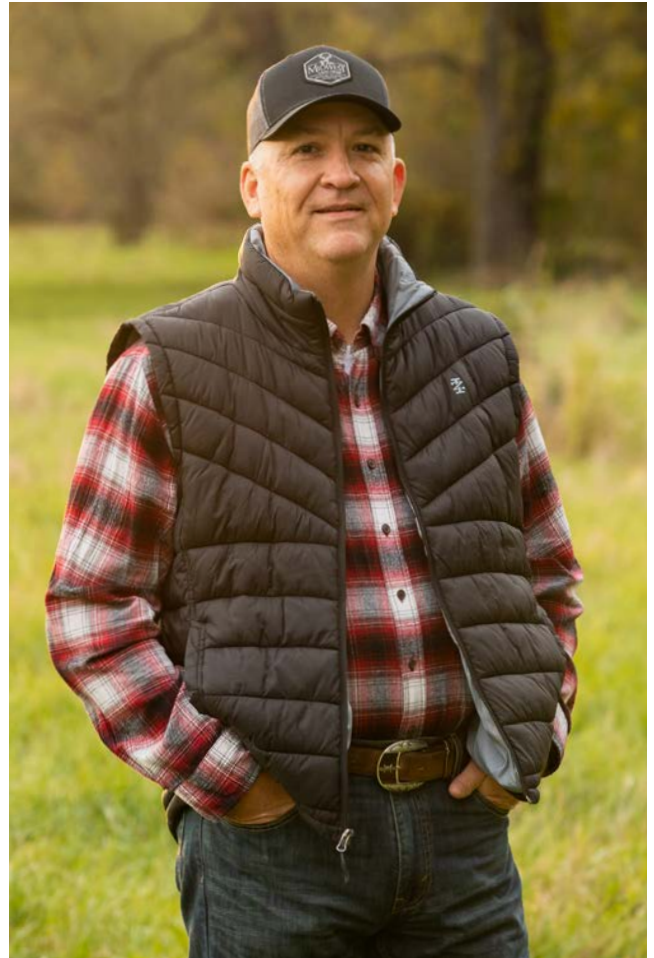
*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Kevin Williams loves the outdoors, family, friends, and his country. Having grown up in the shadow of his grandfather, Kevin learned everything he could about Northeast Oklahoma from the lifelong hunter, fisherman, team roper and Veteran. Born in Bartlesville, Oklahoma, Kevin was raised in Nowata and attended both the University of Oklahoma and Oklahoma State University, ultimately earning degrees in Turf Management and Liberal Studies. He enlisted in the United States Army and served as a paratrooper, combat medic and soldier, serving two combat tours in Iraq, earning numerous awards. Early in his career, his love for golf took him to shaping and maintaining golf courses in Oklahoma and as far away as Jamaica. He then went on to have a successful career in medical sales. An experienced deer hunter, avid fisherman and sports fan, Kevin enjoys working at Midwest Land Group where he can share his passion for the outdoors, wildlife, and country. A trusted and proven salesperson, Kevin is dedicated to his customers' needs. When not golfing, you can usually find him in the woods searching for a buck, fishing for largemouth bass, or volunteering with youth and Veterans. He has served as the boat captain for a nearby high school fishing team, as well as volunteered with Fishing for Freedom on lakes in Missouri, Oklahoma, and Texas. Kevin and his partner, Nichole, make their home in Oologah, Oklahoma. Together, they have five children. Give Kevin a call today to experience the Midwest Land Group difference!



KEVIN WILLIAMS,
LAND AGENT
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MidwestLandGroup.com

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