

MIDWEST LAND GROUP PRESENTS

300 ACRES IN

CRAIG COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

IMMACULATE OPERATING RANCH IN NORTHEAST OKLAHOMA

Welcome to this well-maintained ranch boasting 300 +/- acres of manicured and groomed improved and native grasses, a large 4 bed, 2.5 bath home with a pool house, a 100'x110' shop/barn, and a 48'x36' detached garage/shop.

Located in northeast Oklahoma, 10 miles north of Vinita, and arguably one of the more productive grazing areas in the state sits this well-kept ranch that is ready for new ownership. Pulling up to the drive brings you to the 3,270 square foot brick home with a metal roof. The house has 4 bedrooms with a large office, 2.5 baths, a large dining area, and an additional living room used as a "man cave". The master bedroom sits on one end of the house with a walk-in closet, a newly remodeled large bathroom, and a large shower with dual shower heads. Across the hallway sits the office which could be used as a 5th bedroom. As you head upstairs and make your way up the elegant staircase you will come to the other 3 bedrooms and a bathroom. The kitchen has very nice countertops and updated appliances, and an island that is moveable depending on what the new owners use is. This house is in top shape with all kinds of updates including granite countertops, tile, and hardwood floors throughout.

Walking out the back door leads you to an oasis of an area with an underground pool and a large

patio for relaxation, family fun, or large gatherings. On the back side of the pool area is a 600 square foot pool house with a kitchenette, bathroom, and bedroom. This area can double as a guest house or place to relax and hang out after a long day's work. Just off the pool area is a 10'x8' Safe Shed Storm shelter.

Additional improvements around the house are the 48'x36' detached garage with 2 bay doors that could be utilized as a shop and the 110'x100' shop/barn that is used in various ways currently with lots of different options for the new owner. The shop/barn has a 25'x50' workshop in the southeast corner and then an overhead lean-to on the southwest corner where sellers utilize this space to pull calves. The interior of the building is 65'x100' with 2 large overhead bay doors on the east and west ends and a large enough area for a warmup shop/barn or place to store all your equipment. The north end has a 20'x100' overhang that could be utilized as horse stalls. Lastly, there is a large, finished room that has electricity and HVAC and has been used as a sewing room but could be converted into an office or additional living quarters. There are many hydrants and waterers around the building along with working pens on the north end making for great facilities to operate in.

The land is set up ideally for rotational grazing with 8 different pastures and 8 different ponds throughout with fertile soils, of which approximately 50% are Class II Dennis Silt Loam. Once you are taking a tour around the pastures you will get an idea of how good of stewards the sellers were to this land and how well kept it has been. All fencing and gates are in great shape, ponds are dug out and pastures are not overgrazed. No ponds on this place have ever gone dry, even through the drought. Sellers have run up to 100 pairs while bringing in additional hay and putting up hay in 2 of the pastures. All these pastures are sprayed every 1/3 year and each one of them has the added benefit of being hayed if needed. The sellers own 160 +/- acres 1 mile away and the new owner will have the first opportunity to lease that ground. The 160 +/- acres are tremendous

hay ground and have put up to approx. 900 bales in good years and can be grazed if needed. Sellers own all types of equipment that they are selling outside of the real estate for those who need a true turn-key operating ranch. Contact listing agent Paul Smith for the bill of sale equipment lists.

A truly incredible and rare property that is hard to piece together in this part of the state or surrounding states that has been well maintained and taken care of! For those wanting to run a cattle operation, the equestrian buyer, or the buyer wanting a luxurious home in the country. Don't miss your opportunity to get settled into this area before the American Theme Park gets underway. Call listing agent Paul Smith for details at (918) 397-2737. Shown by appointment only.



LAND FEATURES

PRICE: **\$2,550,000** | COUNTY: **CRAIG** | STATE: **OKLAHOMA** | ACRES: **300**

- 300 +/- acres of improved and native grasses
- 50% of Class II Dennis Silt Loam soils
- 8 ponds and 8 pastures
- Fencing and gates are in great shape
- Ponds have never been dry since sellers have lived here
- Wet weather creek that holds water runs through the property
- Majority of ground is pasture with enough timber along the creek to provide shade and windbreaks for your livestock.
- Sellers have run up to 100 pairs
- Pastures get sprayed every 3rd year
- Expectational grasses that have been stewarded with care
- Added bonus of an additional 160 +/- acres 1 mile away that sellers will give new owner first right to lease

HOME FEATURES

- 4 bed 2.5 bath brick home built in 1998
- 3 HVAC units 2 years or newer
- Metal roof
- Lots of new updates over the years
- All electric – REC
- RWD #2
- 2023 taxes \$3,005
- 600 sq. ft. pool house with overhang
- Safe shed storm shelter
- 36'x48' detached garage/shop with upstairs storage inside
- RV hook up next to shop
- 110'x100' arena
- Electric waterers at corrals
- Lots of equipment, contact Paul Smith for bill of sale equipment list
- 1.5 miles off Highway 2
- 9 miles north of Vinita
- 1 hour to Tulsa, Ok
- Just under 1 hour to Joplin, MO
- 30 minutes to Miami, OK



4 BED, 2.5 BATH BRICK HOME



ADDITIONAL INTERIOR PHOTOS



600 SQ. FT. POOL HOUSE WITH OVERHANG



110'X100' ARENA



MULTIPLE PASTURES



8 PONDS



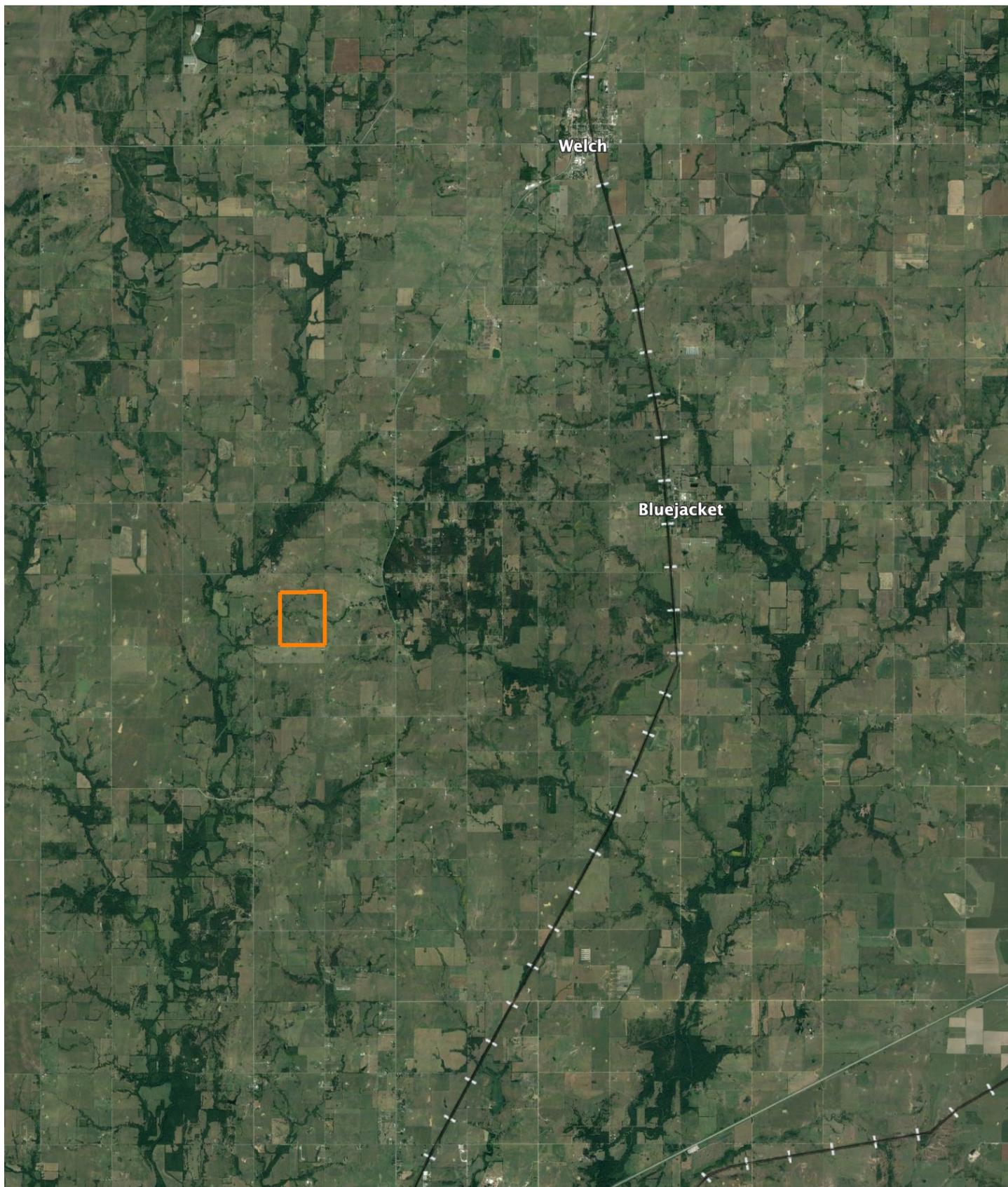
FENCING AND GATES IN GREAT SHAPE



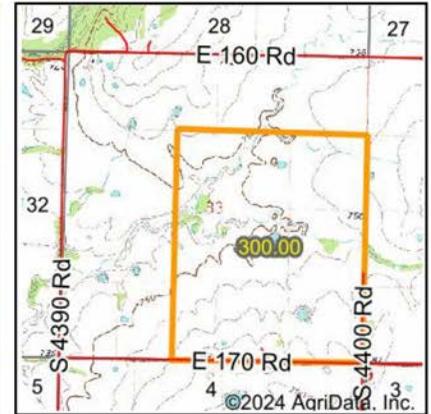
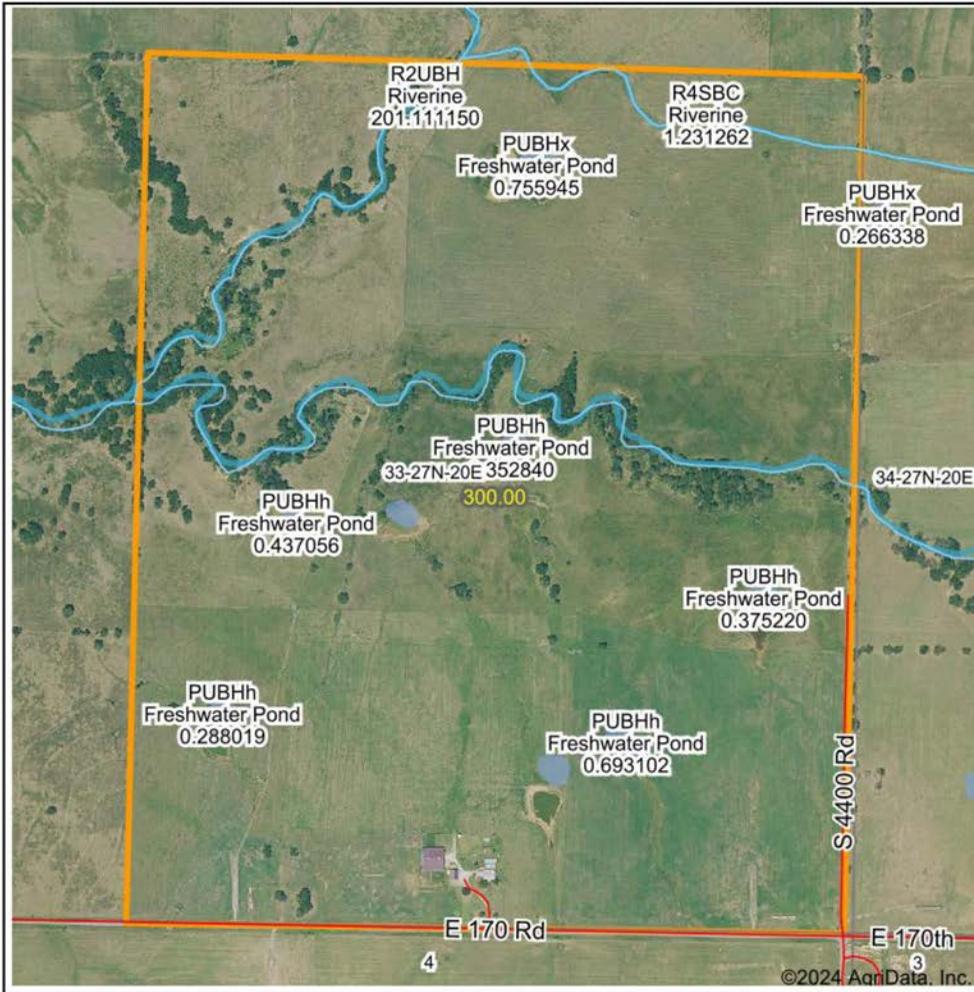
WET WEATHER CREEK



OVERVIEW MAP



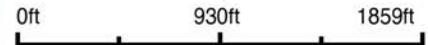
WETLANDS MAP



State: **Oklahoma**
 Location: **33-27N-20E**
 County: **Craig**
 Township: **North Craig**
 Date: **3/12/2024**



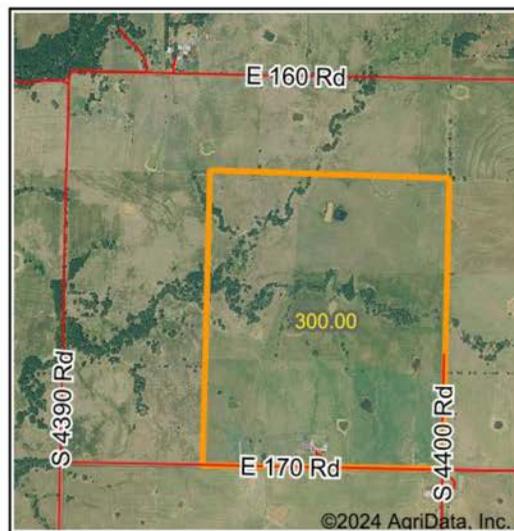
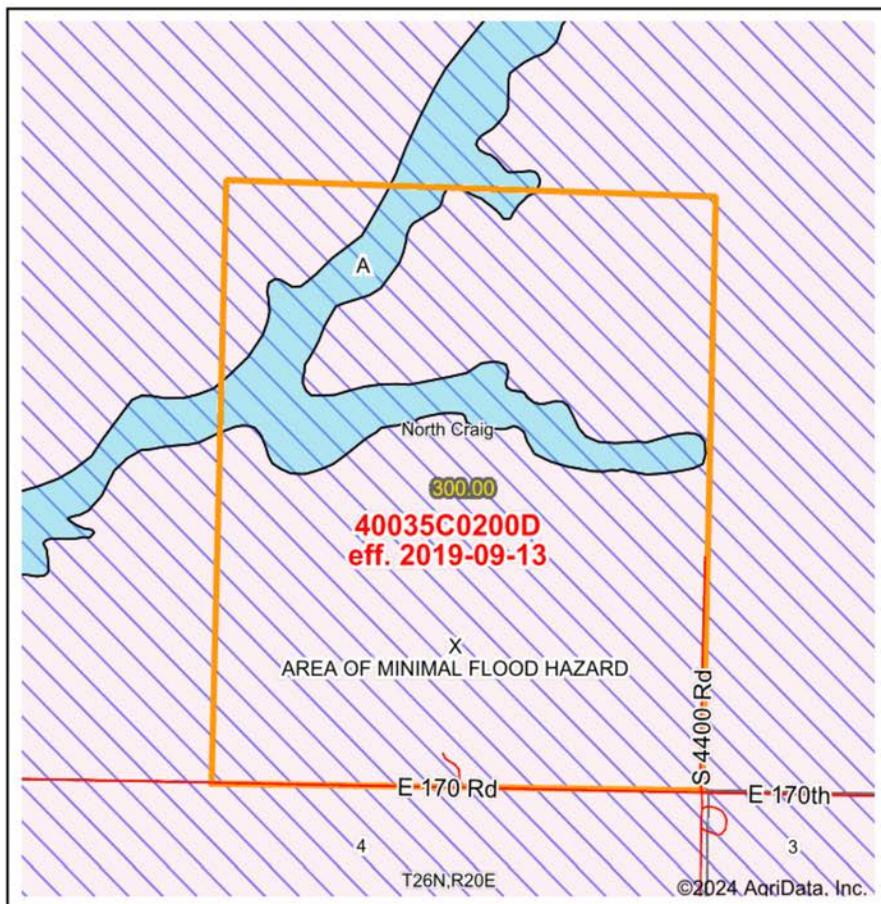
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| Classification Code | Type | Acres |
|---------------------|-----------------|-------|
| R2UBH | Riverine | 4.38 |
| PUBHh | Freshwater Pond | 2.84 |
| PUBHx | Freshwater Pond | 0.87 |
| R4SBC | Riverine | 0.80 |
| | Total Acres | 8.89 |

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA REPORT



Map Center: 36° 46' 40.58, -95° 10' 3.39
 State: OK Acres: 300
 County: Craig Date: 3/12/2024
 Location: 33-27N-20E
 Township: North Craig



Maps Provided By:

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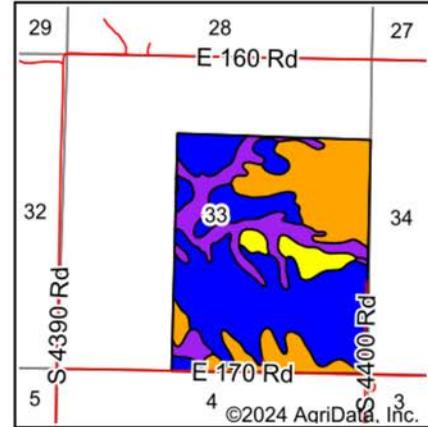
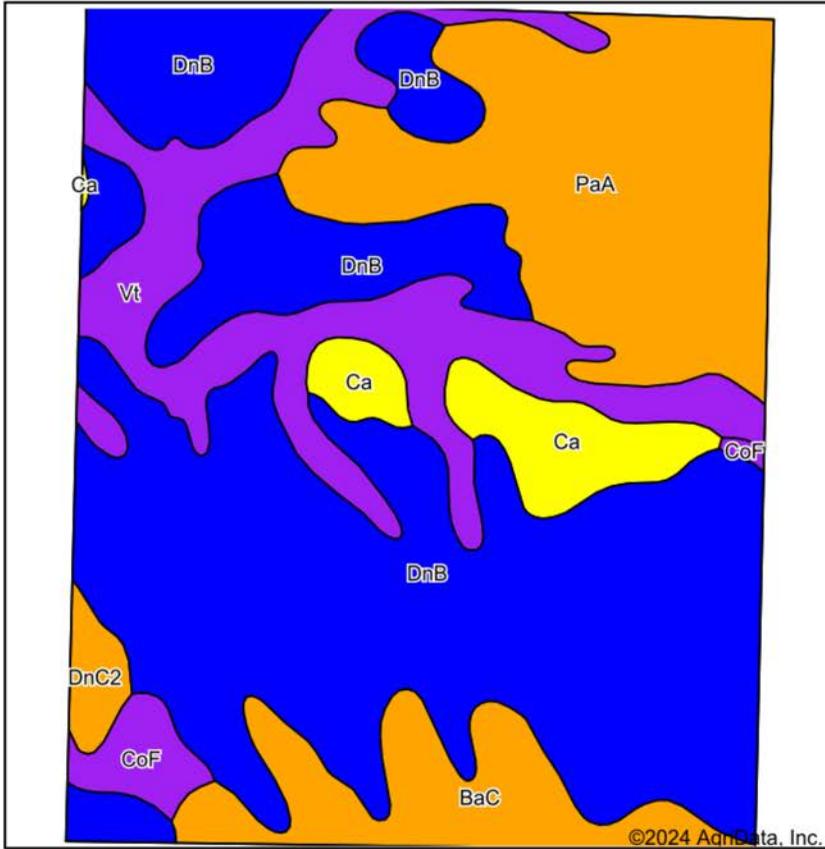
| Name | Number | County | NFIP Participation | Acres | Percent |
|--------------|--------|--------|--------------------|-------|---------|
| Craig County | 400540 | Craig | Regular | 300 | 100% |
| Total | | | | 300 | 100% |

| Map Change | Date | Case No. | Acres | Percent |
|------------|------|----------|-------|---------|
| No | | | 0 | 0% |

| Zone | SubType | Description | Acres | Percent |
|--------------|------------------------------|-----------------------------|--------|---------|
| X | AREA OF MINIMAL FLOOD HAZARD | Outside 500-year Floodplain | 261.48 | 87.2% |
| A | | 100-year Floodplain | 38.52 | 12.8% |
| Total | | | 300.00 | 100% |

| Panel | Effective Date | Acres | Percent |
|--------------|----------------|-------|---------|
| 40035C0200D | 9/13/2019 | 300 | 100% |
| Total | | 300 | 100% |

SOIL MAP



State: **Oklahoma**
 County: **Craig**
 Location: **33-27N-20E**
 Township: **North Craig**
 Acres: **300**
 Date: **3/12/2024**



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Soils data provided by USDA and NRCS.

Area Symbol: OK035, Soil Area Version: 20

| 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 |
|-------------------------|---|--------|------------------|----------------------|---------------------------------|------------------|--------------------------------|------------------|----------------|-----------------------|-------------------|
| DnB | Dennis silt loam, 1 to 3 percent slopes | 151.50 | 50.5% | | > 6.5ft. | Ile | 4838 | 79 | 78 | 59 | 64 |
| PaA | Parsons silt loam, 0 to 1 percent slopes | 59.14 | 19.7% | | 1.1ft. (Abrupt textural change) | Illw | 3761 | 83 | 82 | 66 | 69 |
| Vt | Verdigris-Eram complex, 0 to 20 percent slopes | 44.36 | 14.8% | | 2.3ft. (Paralithic bedrock) | Vw | 7038 | 69 | 69 | 56 | 58 |
| BaC | Bates loam, 3 to 5 percent slopes | 21.67 | 7.2% | | 2.6ft. (Paralithic bedrock) | Ille | 4531 | 55 | 47 | 52 | 50 |
| Ca | Pharoah silt loam, 0 to 1 percent slopes | 14.13 | 4.7% | | > 6.5ft. | IVw | 2800 | 52 | 39 | 52 | 49 |
| CoF | Collinsville-Vinita complex, 2 to 30 percent slopes | 5.58 | 1.9% | | 1.2ft. (Lithic bedrock) | Vlle | 4313 | 24 | 24 | 22 | 16 |
| DnC2 | Dennis silt loam, 3 to 5 percent slopes, eroded | 3.62 | 1.2% | | > 6.5ft. | Ille | 0 | 67 | 67 | 55 | 56 |
| Weighted Average | | | | | | | 2.91 | *n 74.1 | *n 72.2 | *n 58.4 | *n 61.4 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



PAUL SMITH, LAND AGENT
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