

MIDWEST LAND GROUP PRESENTS



POTTAWATOMIE COUNTY, OK

1,233.64 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DOUBLE J RANCH - A LANDMARK OKLAHOMA RANCH OF SCALE AND HISTORY

Located just east of Tribbey, Oklahoma, in Pottawatomie County, the historic Double J Ranch spans an impressive 1,233.64 +/- acres of diverse Oklahoma terrain. With over 170 feet of elevation change, the ranch boasts a stunning mix of rolling hills, hardwood-lined draws, and open native grass pastures, creating both breathtaking views and exceptional wildlife habitat. Over 13 miles of interior roads and trails wind through the property, allowing easy access by truck, ATV, horseback, or side-by-side to nearly every corner of the ranch. Convenient entry from Highway 102 along the western boundary and a county-maintained gravel road along the eastern portion of the ranch provide both accessibility and privacy in this scenic stretch of central Oklahoma.

While historically operated as a commercial cattle ranch, the property's design and natural resources also make it an outstanding recreational landscape. The ranch features 17 cross-fenced pastures, each with ponds that provide strategic water sources throughout the property. With over 25 acres of surface water scattered across the ranch, the landscape supports both livestock and thriving wildlife populations. For decades, these pastures were utilized in rotational grazing programs, maximizing grass production while maintaining the health of the land. The legacy of this thoughtful ranch management remains visible today through the established pasture system, working pens, barns, and infrastructure that continue to

support the capability for both cattle production and land stewardship.

The ranch's natural habitat creates a premier setting for outdoor recreation. Thick pockets of mature hardwoods, native grasses, and numerous ponds provide ideal conditions for whitetail deer, turkey, and waterfowl. The rolling terrain and timbered draws allow the ranch to hunt larger than its acreage, offering secluded bedding cover, travel corridors, and water sources throughout the property. Southern Pottawatomie County has a strong history of producing trophy whitetails, and the ranch's habitat diversity positions it well for wildlife management. Longtime locals also recall the land's productivity, sharing stories that three semi-loads of pecans were harvested annually from the mature pecan groves scattered across portions of the ranch.

Beyond its agricultural and recreational value, the ranch holds a unique place in Oklahoma's entertainment and cultural history. The 300'x140' pipe-fenced arena, wired for lights, hosted numerous rodeos, festivals, and community events over the years. Nearby stands a 32'x20' elevated covered stage that welcomed many well-known performers and gatherings, supported by 11 moveable grandstands capable of accommodating large crowds. The ranch was operated for many years by country music legends, who used the property as a

gathering place for music festivals, rodeo events, and community celebrations. The scenic setting has also served as a backdrop for movie productions and Civil War reenactments, showcasing the authentic beauty and heritage of rural Oklahoma.

Additional improvements across the ranch include a 1,440 square foot ranch house built in 1920 and an 875 square foot bunkhouse built in 1950, offering comfortable lodging for ranch hands, family, or hunting guests. Aviation enthusiasts will appreciate the 3,000 square foot airplane hangar paired with a 2,275-foot

grass runway, a rare amenity that allows for private fly-in access. Rural water lines run along all boundary roads, and an existing well taps into the Garber-Wellington Aquifer, providing dependable water resources. With its combination of historic ranching heritage, outstanding recreation, entertainment history, and diverse landscape, Double J Ranch stands as a truly unique legacy property in the heart of Oklahoma.

Contact Braden Pollard at (580) 222-5265 to schedule your private tour or to receive more information.



PROPERTY FEATURES

COUNTY: **POTTAWATOMIE** | STATE: **OKLAHOMA** | ACRES: **1,233.64**

- Over 170' of elevation
- 17 cross-fenced pastures with working pens in each
- Ponds are strategically placed in each pasture
- Over 25 acres of water
- Rural water along all boundary roads
- Multiple covered barns with working pens and traps
- 3,000 square foot airplane hangar with 2,275' grass runway
- 300'x140' pipe fenced outdoor lighted arena
- Arena has held multiple rodeo events and festivals throughout the years
- Elevated 32'x20' covered stage with 11 moveable grandstands
- Existing water wells on-site
- 875 square foot - 2 bed, 1 bath home (built in 1950)
- 1,440 square foot - 2 bed, 1 bath home (built in 1920)
- 20 miles from Norman
- 45 miles from Downtown Oklahoma City
- Approximate 2025 taxes: \$2,346

17 CROSS-FENCED PASTURES

For decades, these pastures were utilized in rotational grazing programs, maximizing grass production while maintaining the health of the land.



1,440 SQUARE FOOT HOME



PONDS STRATEGICALLY PLACED



FENCED OUTDOOR LIGHTED ARENA

The 300'x140' pipe-fenced arena, wired for lights, hosted numerous rodeos, festivals, and community events over the years.

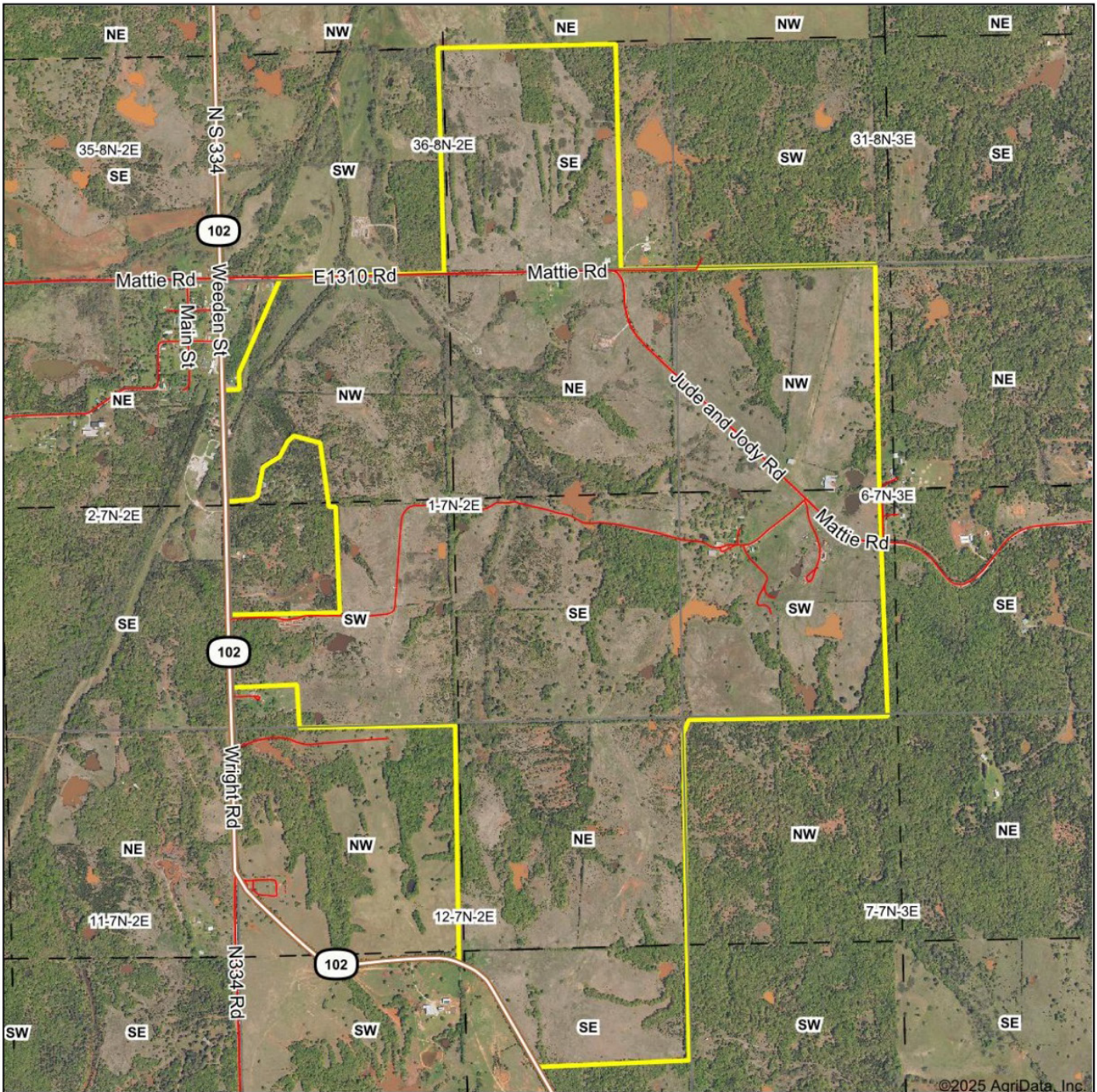


MULTIPLE COVERED BARNS

The legacy of this thoughtful ranch management remains visible today through the established pasture system, working pens, barns, and infrastructure that continue to support the capability for both cattle production and land stewardship.

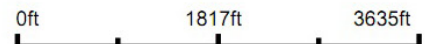


AERIAL MAP



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Boundary Center: 35° 6' 25.28, -97° 2' 28.72



Maps Provided By:



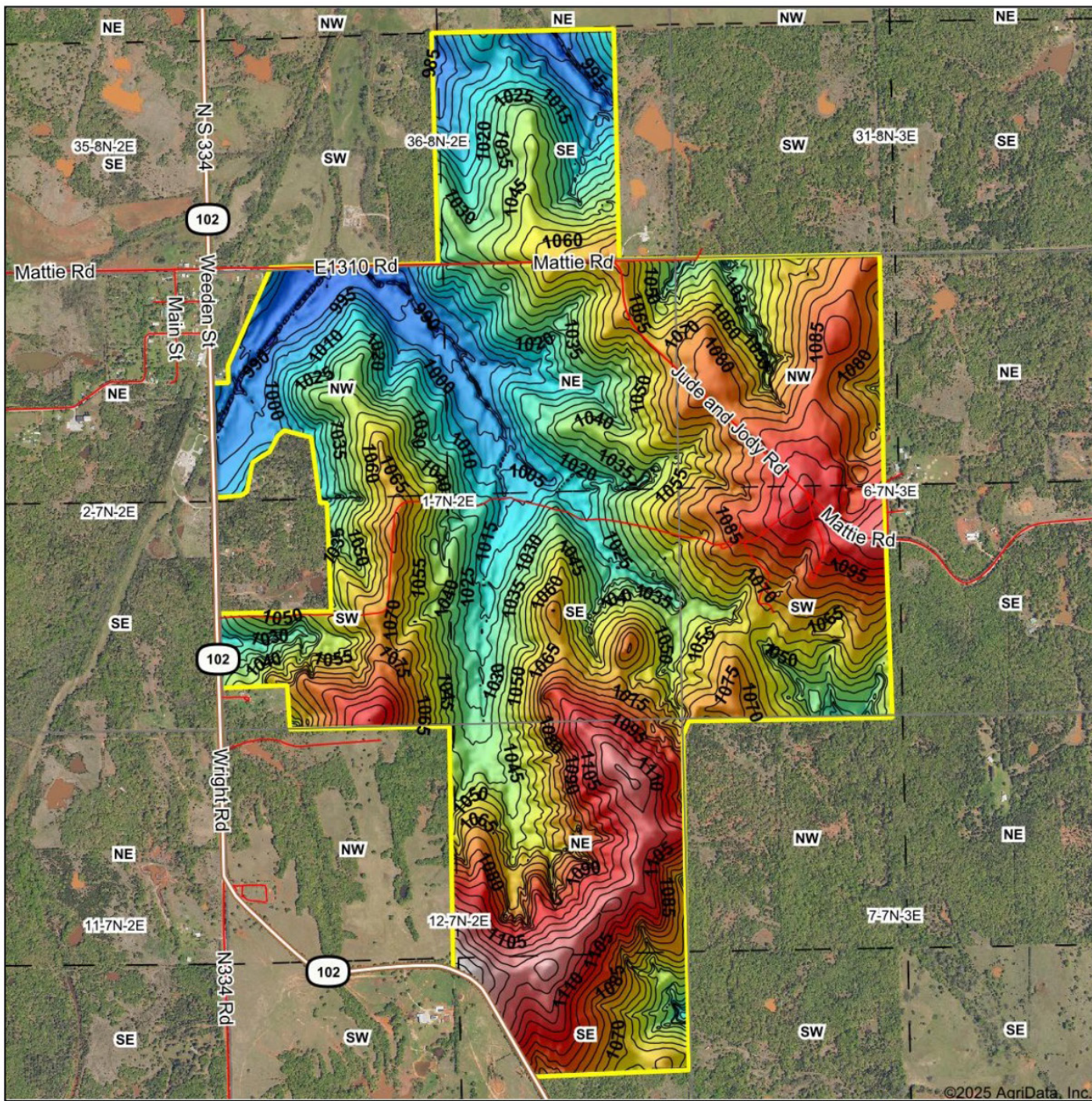
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1-7N-2E
Pottawatomie County
Oklahoma



9/2/2025

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 5

Min: 971.2

Max: 1,141.6

Range: 170.4

Average: 1,052.8

Standard Deviation: 33.27 ft

0ft 1781ft 3563ft

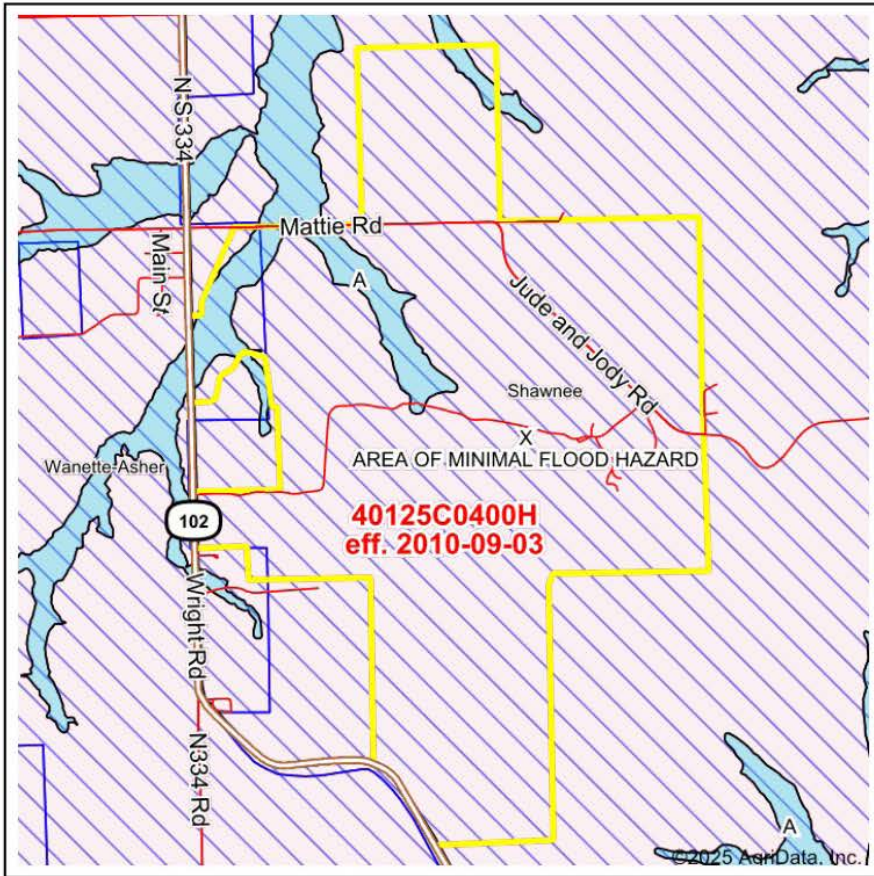


9/2/2025

1-7N-2E
Pottawatomie County
Oklahoma

Boundary Center: 35° 6' 25.28, -97° 2' 28.72

FEMA MAP



Map Center: 35° 6' 26.16, -97° 2' 29.69
 State: OK Acres: 1210.49
 County: Pottawatomie Date: 9/2/2025
 Location: 1-7N-2E
 Township: Shawnee



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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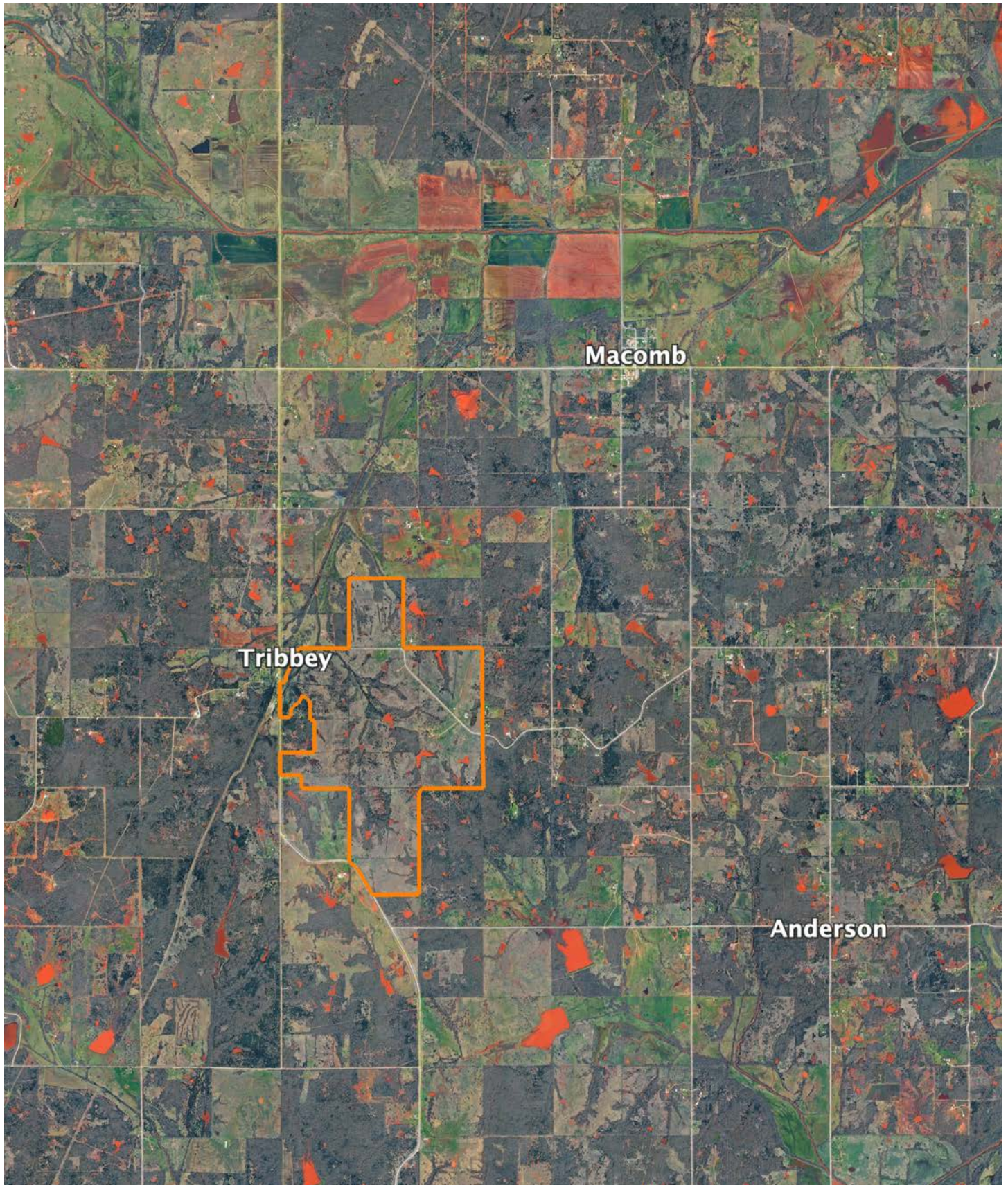
Name	Number	County	NFIP Participation	Acres	Percent
Pottawatomie County Unincorporated Areas	400496	Pottawatomie	Regular	1162.64	96.0%
Town of Tribbey	400421	Pottawatomie	None	47.85	4.0%
Total				1210.49	100%

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	1139.44	94.1%
A		100-year Floodplain	71.05	5.9%
Total			1210.49	100%

Panel	Effective Date	Acres	Percent
40125C0400H	9/3/2010	1210.49	100%
Total		1210.49	100%

OVERVIEW MAP



AGENT CONTACT

Braden Pollard has a great passion for land and the outdoors, something his clients easily relate to. He's seen land use from all sorts of different angles, from being the landowner to negotiating with them. He'll have you covered no matter buying or selling, regardless of what you're looking to achieve. Braden was born and raised in Ardmore, Oklahoma, a city that sits 90 miles from both Oklahoma City and the Dallas-Ft. Worth metroplex. After graduating from Ardmore High School, he went to the University of Oklahoma in Norman, OK, where he received his bachelor's degree. He spent over 12 years in the oil and gas industry, working up the ladder as a landman, project manager, land manager, and manager of corporate development.

At Midwest Land Group, he's able to utilize his passion for land and the great outdoors, while connecting buyers to sellers and vice versa. A lover of the land, Braden has been a hunting guide for many years, guiding deer, turkey and waterfowl hunts in southern Oklahoma. When he's not working, you might find him golfing, hunting, or spending time outdoors and with his family. Braden serves as a little league coach for his kids, sits on the Canadian County United Way Board of Directors, has guided for Stuart Ranch Outfitters, and is a Certified Oklahoma Abstractor. He lives in Piedmont with his wife Renee, son Easton, and daughter Scotty.



BRADEN POLLARD,
LAND AGENT

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