

Gray/Graham Ranch

Apperson, Oklahoma
6480 Acres +/-
(Possible Division)



Cross Timbers Land

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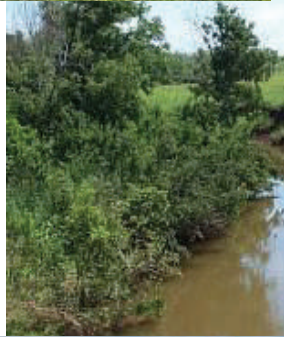
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DESCRIPTION:

This productive Tallgrass Prairie ranch is located west of Shidler, and east of Kaw City in Osage and Kay County, Oklahoma. The west and north portion of the property adjoins the Kaw Lake property. The ranch soils support an excellent forage base and are some of the deeper and more productive soils of the Tall Grass Prairie. The rolling terrain, with elevation changes from 975 ft. to over 1200 ft., is traversed by Mud Creek and Stewart Creek in the southern portion of the ranch. The higher elevation country offers outstanding vistas of the prairie and lake. Multiple creeks and draws support a mix of timber and shrubs that provide a diverse landscape, live-stock protection and wildlife habitat. The 6480 acre ranch is selling surface only for the Osage County portion and there are negotiable minerals in the Kay County portion. Owner will consider division. More information available upon request.



LOCATION:

- West of Shidler 6 miles.
- East of Kaw City 1 mile.
- Pawhuska 25 miles.
- Ponca City 20 miles.
- Wichita, Kansas 100 miles.
- Tulsa 80 miles.
- Oklahoma City 120 miles.



IMPROVEMENTS:

A modest doublewide trailer and rock barn serve as the ranch headquarters, both of which are serviced by rural water. Three sets of practical steel and wire corrals are well situated around the ranch. The fencing is constructed to enable the easy movement of livestock to the corrals and traps. The pastures are fenced to adequately control livestock and the fencing varies from new to some older, but functional, fencing.



VEGETATIVE BASE:

The Tallgrass Prairie, that starts in the northern Kansas Flint Hills and continues south into northern Oklahoma, is well known to most cattlemen and offers a varied vegetative base of native grasses, legumes and forbs. The location in Osage County provides a longer growing season and moderate winter weather. The approximately 640 acres of introduced pasture of brome, Bermuda and fescue contribute to the carrying capacity and versatility whether utilized as a cow/calf or yearling operation.

The ranch combines outstanding productivity, location and scenic beauty that presents what we consider to be one of the outstanding ranches in Oklahoma.



WATER:

The property is well watered with many ponds. Stewart Creek, Mud Creek and several springs contribute further to water availability. The average rainfall in this area is approximately 36" or more per year. Rural Water is accessible from the county road located near the ranch headquarters and in several other portions of the ranch.

WILDLIFE:

Although the ranch does not contain more than 5% timber cover, the location of Stewart Creek and Mud Creek and the proximity of Salt Creek on the south and Kaw Lake Wildlife Management Area on the North and West provide habitat and cover that is conducive to deer and other wildlife movement. This combination offers some prime hunting areas. The open prairie is favorable to quail and prairie chicken and the large ponds attract water fowl and offer fishing opportunities. The ranch location near Kaw Lake offers additional recreation value.





POTENTIAL AND INCENTIVES:

The ranch is currently being utilized as a cow/calf and stocker operation and would be rated at 9 acres/cow unit year round with little haying in the winter. The Osage is well known for being prime yearling country and this is an outstanding stocker ranch.

The ranch is an area of Oklahoma that has qualified for Federal Accelerated Income Tax Depreciation relating to ranch depreciable property; the Act is awaiting Congressional extension. The Ranch currently has 1,776 acres in a long term Grass Land Reserve Program that generates approximately \$16,000/year of income. Significant tax credits could be created with a non-development conservation easement.

Compared to many other states, the advalorem taxes are relatively lower. The current taxes are less than \$1.00/acre.

The owner desires to accomplish a 1031 exchange with another property but will be as flexible as possible with possession and closing.

PRICE: \$1,050/acre \$6,783,000 **Approximately 6460 Deeded acres plus 20
by Quit Claim Deed**

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