

# WAGMAN RANCH TALALA, OK



**Cross Timbers Land**

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**ACREAGE:** 125 acres, more or less, with all mineral interest transferring.

**DESCRIPTION:** This working horse ranch, just minutes from Tulsa, Oklahoma, is the home of Marc and Tamara Wagman's reining horse operation. These well know breeders and trainers offer for sale a very reputable horse operation with barns, covered arena, paddocks and an inviting 5,000 square foot home. An 8 acre lake is part of the property on the north and further enhances the value. Excellent soils and the availability of additional acreage adjoining the ranch make this well located Washington County property even more interesting.





**LOCATION:**

- Tulsa, Oklahoma is approximately 25 miles or 40 minutes from the ranch.
- Bartlesville is approximately 30 minutes.
- Talala, Oologah and Ramona are less than 10 minutes.
- The location between Highway 169 and 75 provides easy access on hard surfaced roads.



**IMPROVEMENTS:** The attractive 5,000 square foot home has 4 bedrooms, 5 baths, a 3 car garage and an in ground swimming pool. **(An additional brochure with photographs and information relating to this beautiful executive ranch home is available).**

One Morton barn 48' X 72' with 8 stalls, tack room and hay and feed storage.

One Morton barn 48' X 84' is utilized as a shop, hay storage and is outfitted with additional stalls.

The 200' x 100' covered arena can be weatherized with drop curtains. Marc has also added an equally large outdoor training area that is bedded with sand. **(An additional brochure emphasizing the barns and paddocks is available).**



A 16 X 80' mobile home with 3 bedrooms and 2 baths is utilized by ranch labor.

4 paddocks of approximately 1.5 acres are fenced with pipe and cable and each contain 12' X 24' loafing sheds and fresh water. The paddocks are separated by 12' lanes.

2 additional 9 acre paddocks include 12' X 36' loafing sheds and fresh water.

The approximately 8 acre lake is partially on the sale property and the balance is on additional land owned by the Wagman's. The lake, along with two more additional ponds, are stocked offering fishing opportunities as well as attracting water fowl.



**WATER AND UTILITIES:** Water is supplied to the property by the Washington County Rural Water District #3. As previously mentioned, there are two ponds and one large lake that offer additional recreational opportunities, as well as, livestock water. High speed DSL is available and cellular phone service is excellent.

**SOILS:** The soils are primarily composed of Dennis Silt Loam and Eram-Verdigris Complex. These soil types are ideally suited for introduced forage production and are known for their productivity. The ranch is basically free of surface rock.





**ADDITIONAL INFORMATION:** The ranch is in an area of Oklahoma, designated as special American Indian lands, that qualifies for Federal Accelerated Income Tax Depreciation relating to most ranch non-residential depreciable property. This equates to a shorter recovery period of approximately 40%. This act was viable through December 31, 2009 and is now awaiting extension by Congress .

Compared to many other states, the advalorem taxes are relatively lower. The current taxes are less than \$3000/year.

Even though the ranch is just a short distance from Tulsa, it is in an area of several large working ranches and truly is in "Horse Country". If a larger tract is desired, an adjacent 20 acre tract on the south and 240 acres bordering the north are available.

If you just enjoy horses but don't want the investment; what about just boarding horses and providing your customers a quality experience utilizing the wonderful facilities that are available?

Enjoy the peace and quiet of country living in this beautiful rock home that abounds with quality construction and amenities. Kids young and old can enjoy fishing, hunting, swimming or horseback riding on the 125 acres and then finish it off with a classic western sunset from the pool or porch.

**PRICE:** **\$1,500,000**

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