

HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

The Ranch 23 | Pittsburg, Oklahoma | \$1,250,000



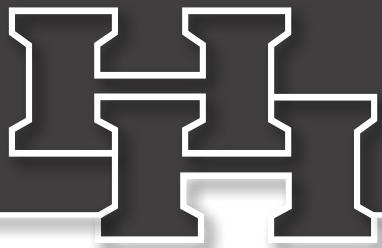
Executive Summary

The Ranch 23 property is a well-improved 160±-acre recreational, high-fenced property in Pittsburg, Oklahoma. Centrally located two hours from Dallas, Oklahoma City, and Tulsa, the property features a thoughtfully updated main lodge and a separate barndominium for hosting paid hunters or guests, both enhanced with recent renovations, including new doors, paint, cedar trim, added and upgraded bathrooms, polished concrete floors, updated hardwood floors, and modern fixtures. A newly constructed 560±-square-foot concrete patio extends the outdoor living space.

Additional improvements include a new well house with new concrete, pumps, and equipment, a shooting pavilion, an equipment storage barn, and a shop building. The ranch maintains approximately 40 acres of tillable ground, producing hay and yielding roughly 25 round bales annually.

Water resources are a key highlight, with two creeks and three stocked ponds supporting bass, crappie, perch, and bait fish. The land is a balanced mix of open pasture and mature timber, including red oak, hickory, birch, walnut, pecan, pine, and Osage trees. Select timber management and clearing have enhanced native grasses while preserving mature hardwoods, and a manicured main yard is complemented with mature red oak trees and pecan trees.

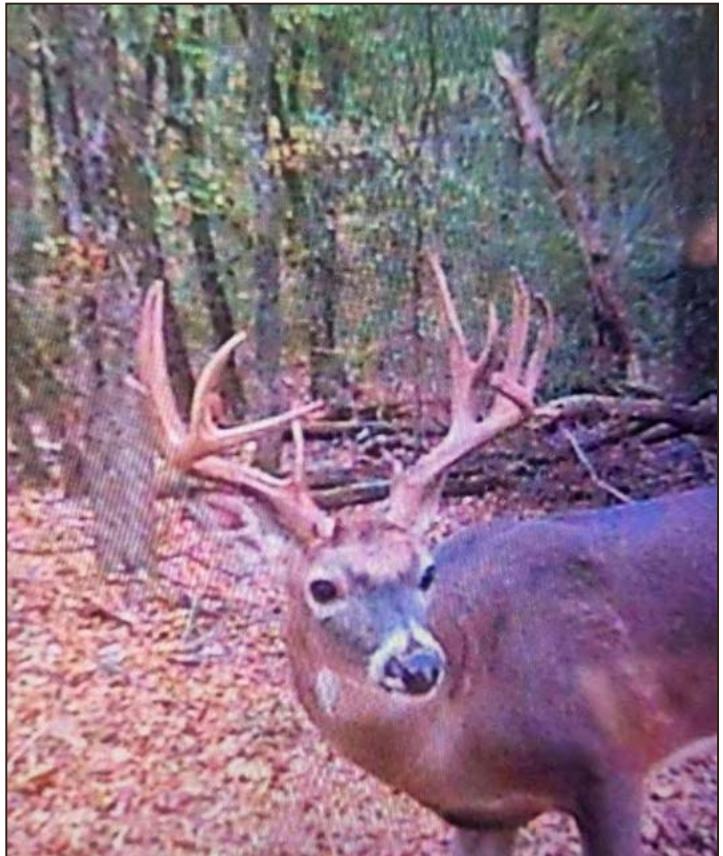
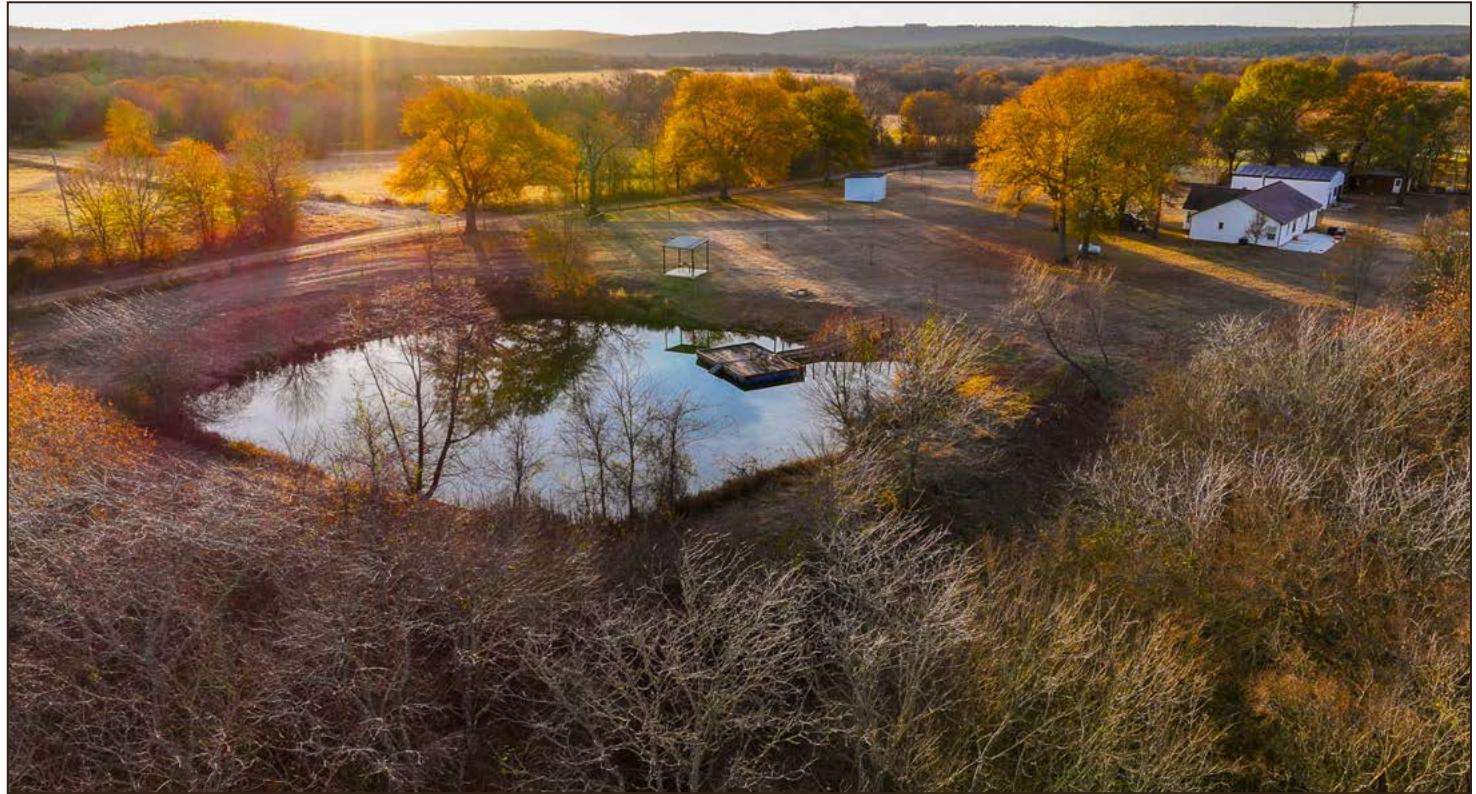
Offered with an extensive list of new furnishings and added fixtures, this turnkey property presents an opportunity to acquire a sensibly improved, high-fenced Oklahoma property with strong recreational appeal, diverse land features, and move-in-ready accommodations.

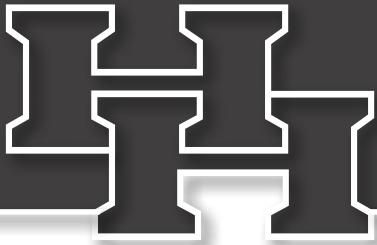


HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS





HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Just The Facts

- 160± acre recreational and hunting property
- Updated three-bedroom, two-bathroom home with recent interior and exterior renovations
- Separate updated and furnished barndominium living space
- New 560± square foot concrete patio
- Three stocked ponds with bass, crappie, perch, bait fish, and sterilized grass carp
- Additional small house for the ranch manager or a guest
- Approximately 40 acres of tillable ground are currently in hay production, producing about 25 round bales
- Mix open pasture and mature timber, including red oak, hickory, walnut, pecan, and pine
- New covered shooting pavilion with a concrete pad and target range
- Multiple outbuildings, including a new tool room, a well house, a tool building, and equipment storage
- Offered turnkey with extensive personal property and furnishings included

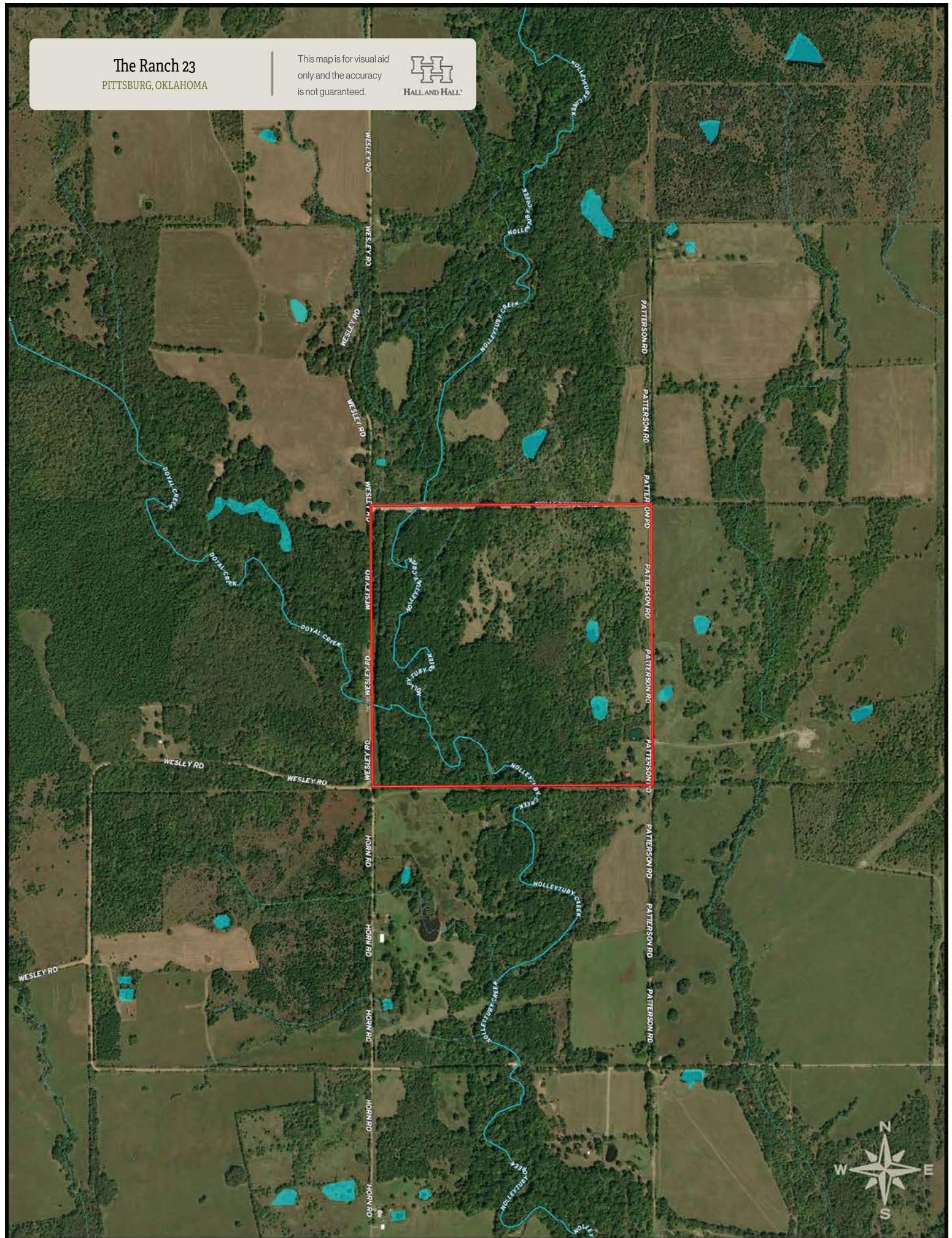


BRETT GRIER | bgrier@hallandhall.com
211 YORK AVE. | WEATHERFORD, TX 76086
(M) 817-357-7347

Information provided by Hall and Hall concerning real estate listed for sale is believed to be reliable but is not guaranteed and should be independently verified by potential purchasers. Information is subject to change, withdrawal, or correction. Hall and Hall makes no representations or warranties about the property or the accuracy or completeness of the information concerning the property including, without limitation: that the actual square footage, measurements, acreage, zoning, tax information, school district and other factors that may affect the value or use of the property may vary from that listed or shown in maps or public records and may change; the property's condition, income potential, or compliance with applicable laws or regulations; that estimates of potential rents, income, expenses, and capitalization rates may not be achieved; that some photographs of the property may be digitally enhanced; the legality or enforceability of any covenants, conditions or restrictions that may affect the use and enjoyment of the property; and any changes in market conditions or the future investment value of real estate listed for sale. Hall and Hall is not liable for any inaccuracies, errors, or omissions concerning information about the property or losses that result from the use of this information. Information provided by Hall and Hall concerning the property is not a substitute for inspections, surveys, title searches or other due diligence by potential purchasers. Potential purchasers should perform their own due diligence including legal and financial review before purchasing.

The Ranch 23
PITTSTBURG, OKLAHOMA

This map is for visual aid
only and the accuracy
is not guaranteed.



The Ranch 23



ATOKA
-
PITTSBURGH

