



Five Stone Ranch
ATOKA, OKLAHOMA





Five Stone Ranch ATOKA, OKLAHOMA

\$15,500,000 | 1,985± ACRES



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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

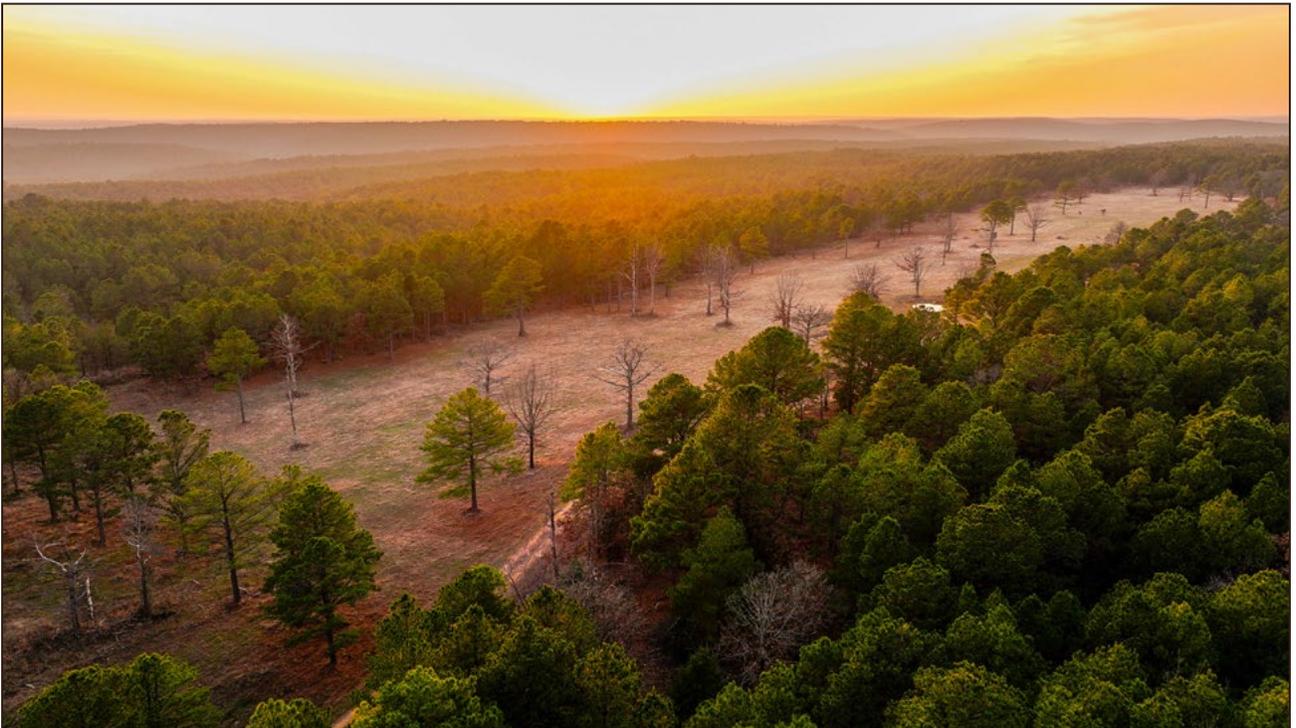
Five Stone Ranch is a 1,985± deeded-acre high-fence operating game ranch located in the scenic Ouachita Mountains of southeastern Oklahoma, just outside the town of Atoka. The ranch combines dramatic pine-covered mountain terrain, abundant surface water, premier wildlife resources, and an exceptional collection of resort-style improvements. Approximately 1,200 acres are enclosed by high fence for managed exotic and native trophy game, while roughly 800 acres remain free-range and directly adjoin the McGee Creek Wildlife Management Area, providing unmatched privacy and wildlife diversity.

The ranch is fully furnished, featuring the main lodge, the owner's cabin, and additional multiple guest and staff quarters, providing comfortable accommodations for large corporate gatherings, family retreats, and special events. Extensive internal roads, Memorial Lake, Potapo Creek, multiple stocked ponds, timber resources, and recreational amenities support year-round use. Residential furnishings and exotic wildlife are included, offering a rare opportunity to acquire one of southeastern Oklahoma's premier recreational, hunting, and retreat properties, with a seamless transition.



Location

Five Stone Ranch is located in southeastern Oklahoma, in Atoka County, just outside the community of Stringtown. The ranch lies approximately 125 miles southeast of Oklahoma City and approximately 120 miles north of Dallas, placing it less than a two-and-a-half-hour drive to most of the Dallas/Fort Worth Metroplex. Access is provided via well-maintained county roads leading from Stringtown, offering unobstructed year-round access while maintaining a secluded, off-the-grid atmosphere. The ranch's setting within the Ouachita Mountain region provides dramatic elevation changes, scenic views, and a true mountain-ranch feel.



Locale

The ranch is situated in scenic Choctaw Indian Country and is surrounded by some of southeastern Oklahoma's most desirable recreational lands. On two sides, the property is entirely bordered by government-owned game preserves, including the McGee Creek Wildlife Management Area and McGee Creek State Park. These protected neighbors ensure long-term privacy, limited development pressure, and exceptional wildlife habitat. The immediate area is known for its rugged terrain, clear creeks, and pine-blanketed mountains, and is a mecca for outdoor recreation.

Stringtown and nearby Atoka serve as the primary towns serving the ranch, offering grocery stores, local and chain restaurants, fuel, medical services, schools, and agricultural support. This region of southern Oklahoma is celebrated with hunting, fishing, hiking, boating, and lake recreation, with McGee Creek Lake and additional public lands providing endless outdoor opportunities. The community retains a quiet, rural character, making the ranch an ideal retreat from urban life while remaining easily accessible.



General Description

Upon entering Five Stone Ranch, one is immediately struck by the sense of resort-style scale, privacy, and scenery. The ranch encompasses rugged mountain terrain, pine- and hardwood-covered slopes, quilted with clearings for food plots and native grass, separated by winding creeks that carve through rocky draws. Numerous ponds and streams are scattered throughout the property, while Memorial Lake sits at the southernmost center of the ranch, framed by cabins and mature timber. Long internal roads provide access to the various improvements, scenic overlooks, and hunting areas, providing pause-worthy views across forested ridgelines and valleys.



Acreage

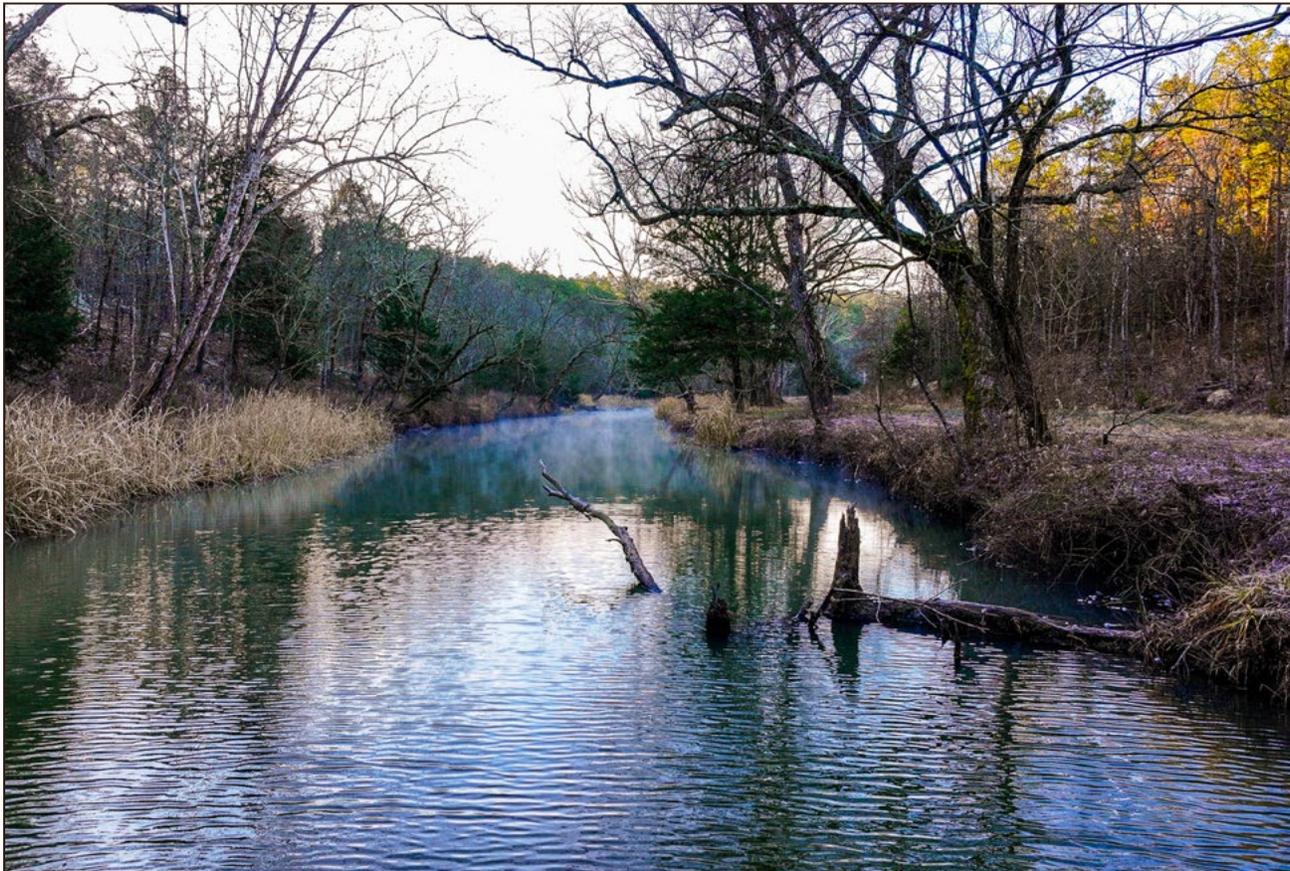
The ranch comprises approximately 1,985± deeded acres all in Atoka County, Oklahoma.

Acreage Breakdown

- Approximately 1,200 acres of the easternmost portion of the ranch are under high fence, divided into two pastures for managed native and exotic trophy game
- Approximately 800 acres of free-range land featuring Potapo Creek carving through it with clear water and rock outcroppings. This area is on the westernmost end of the ranch, adjoining the McGee Creek Wildlife Management Area.

Leases and Permits

There are no known grazing or third-party leases in place. The ranch is currently operated as a private recreational, hunting, and retreat property.



Improvements

Five Stone Ranch features an exceptional collection of improvements allowing for immediate enjoyment and large-group hosting. All home furnishings are included in the sale, excluding only a list of equipment and personal items.

Owners Retreat (Log Home built 2016)

A beautifully constructed log home just inside the entrance, offering approximately 2,262 square feet of living space. The home features a master suite on the main level, one and a half bathrooms, a den, and an attached two-car garage with Porte cochère. The upper level includes two bedrooms, one full bathroom, and an additional den. The home is well-appointed and thoughtfully designed for comfort and durability.







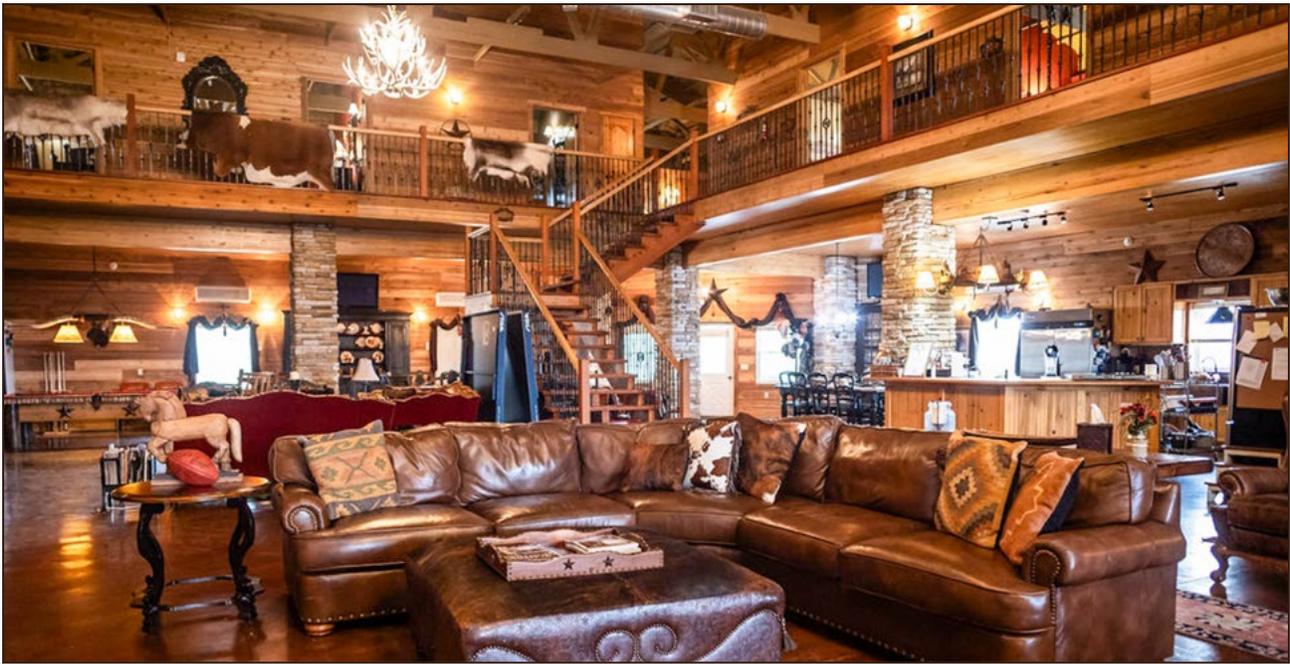
The Lodge

The crown jewel of the ranch's improvements. Built with steel siding for minimal maintenance, the lodge spans approximately 9,600 square feet and features nine bedrooms, accommodating up to 28 guests, along with five bathrooms. Designed for large retreats, church groups, family gatherings, and weddings, the lodge features a gourmet kitchen, a large living room with a projector screen, poker tables, a pool table, a laundry room and an expansive outdoor patio with a fireplace. The lodge combines functionality with rustic elegance, serving as a central gathering space for the ranch.

Modular Home and Chef's Quarters

An additional modular residence featuring four bedrooms and two bathrooms provides supplemental housing for staff. Adjacent to the main lodge and owner's cabin is another small living area used as the chef's quarters, which is an efficient apartment located inside a metal building.







Main Lake Cabin

A three-bedroom, one-bathroom cabin with two king beds and four single beds. Also located on Memorial Lake, this cabin includes a full kitchen, a living area, and a large porch with lake views.

Secondary Lake Cabin

Located on Memorial Lake, it is a two-bedroom, one-bathroom cabin with a queen bed and a bunk bed. The cabin features a full kitchen, a living area, and a large porch overlooking the water.

Tiny Lake Cabin

A two-bedroom, one-bathroom cabin featuring a queen bed and a bunk bed. The cabin is beautifully furnished and includes a screened-in porch, large deck, fire pit, and picnic table. It is situated directly next to Memorial Lake.

Tiny Lake Cabin #2

A two-bedroom, one-bathroom cabin with a queen bed and a bunk bed. Located on Memorial Lake, the cabin includes a screened-in porch, large deck, a fire pit, and picnic area, all tastefully furnished.

Guide Cabin

A one-bedroom, one-bath metal barndominium style cabin featuring one bedroom and one bathroom. This cabin includes a large, covered pavilion and fire pit, overlooking a mountain setting halfway between the Lodge and Memorial Lake along the main trail.

Range

A newly constructed lighted metal structure on concrete with covered shooting benches, an elevated tower for high vantage point target and skeet shooting, steel targets, backstops, and automatic skeet and trap throwers, complete with a firepit area, electricity, and water.



Horse Barn/Dog Kennels

Originally utilized as a six-stall horse barn with a concrete alley, vet room, feed, and tack room. It is currently used as a bird dog kennel, but could be easily utilized for either.

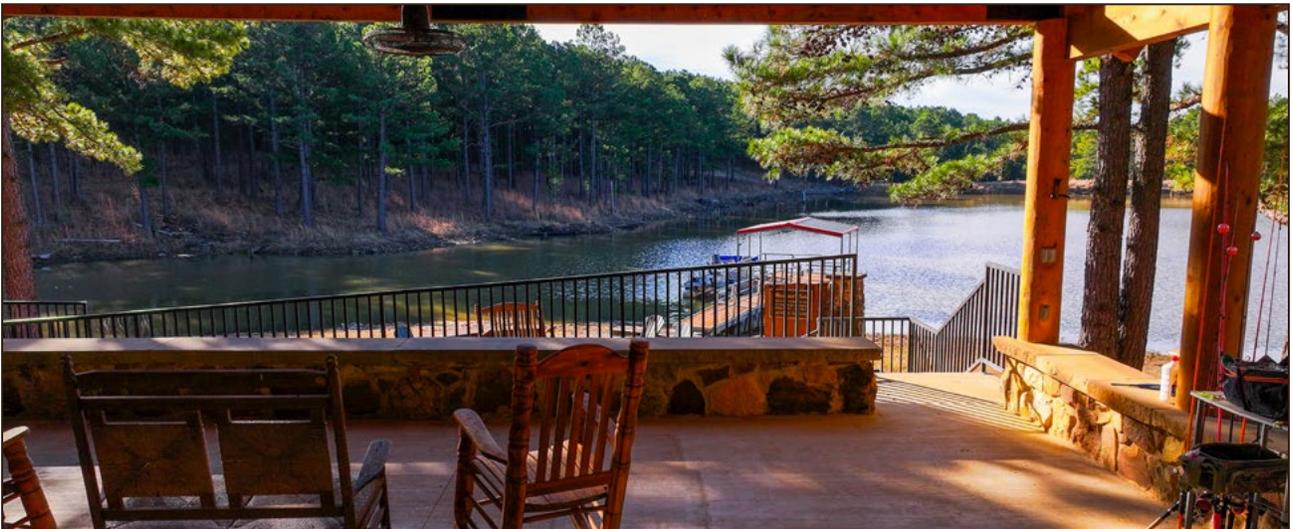


Climate

The ranch is situated in a favorable southeastern Oklahoma climate, characterized by an average annual rainfall of approximately 47 inches. The region experiences mild winters, warm summers, and a long growing season, supporting healthy timber growth, abundant forage, and reliable surface water. The climate is well-suited for both wildlife and year-round recreational use.

General Operations

Five Stone Ranch is currently operated as a high-end recreational for-profit hunting ranch and private retreat, as well as a destination retreat for corporate, church, family, and special events. The existing infrastructure allows for immediate continuation of these uses with minimal additional investment. The combination of high-fence and free-range acreage, adjacent to large-scale state-managed land, provides the ranch with flexibility for managed trophy operations while maintaining natural wildlife movement and diversity.





Water Resources

Water is one of the ranch's strongest attributes. Numerous ponds and creeks are scattered throughout the property, providing reliable water for wildlife and recreation. Memorial Lake is a six-acre private lake that is the centerpiece of the ranch. The lake is centrally located with multiple cabins positioned along its shoreline. The region's consistent rainfall supports year-round surface water with nearly 200 acres of dramatically elevated and rocky terrain feeding the lake's surface water runoff.

Grazing Resources

The ranch supports native browse suitable for wildlife and limited livestock use. The combination of open areas, timber, and natural forage creates sufficient habitat conditions for both exotic and native species, supplemented by pellet protein feed.

Timber Resources

The property contains a substantial volume of marketable pine and hardwood timber. Timber stands are well-distributed across the ranch, contributing both aesthetic beauty and long-term investment potential. No recent valuation has been made on the timber; however, there has been no commercial cutting or selling of timber on the ranch in many years.

Wildlife Resources

The ranch is widely regarded as one of the area's premier exotic and trophy hunting properties. Included in the sale are all the native and exotic game currently on the ranch. Species found on the ranch include trophy whitetail deer, red stag, fallow deer, axis deer, trophy oryx, multiple species of ram, mouflon sheep, water buffalo, aoudad, and zebra. The ranch's adjacency to government-managed lands further enhances wildlife populations and hunting opportunities in the free-range 800-acre area on the west end of the ranch.



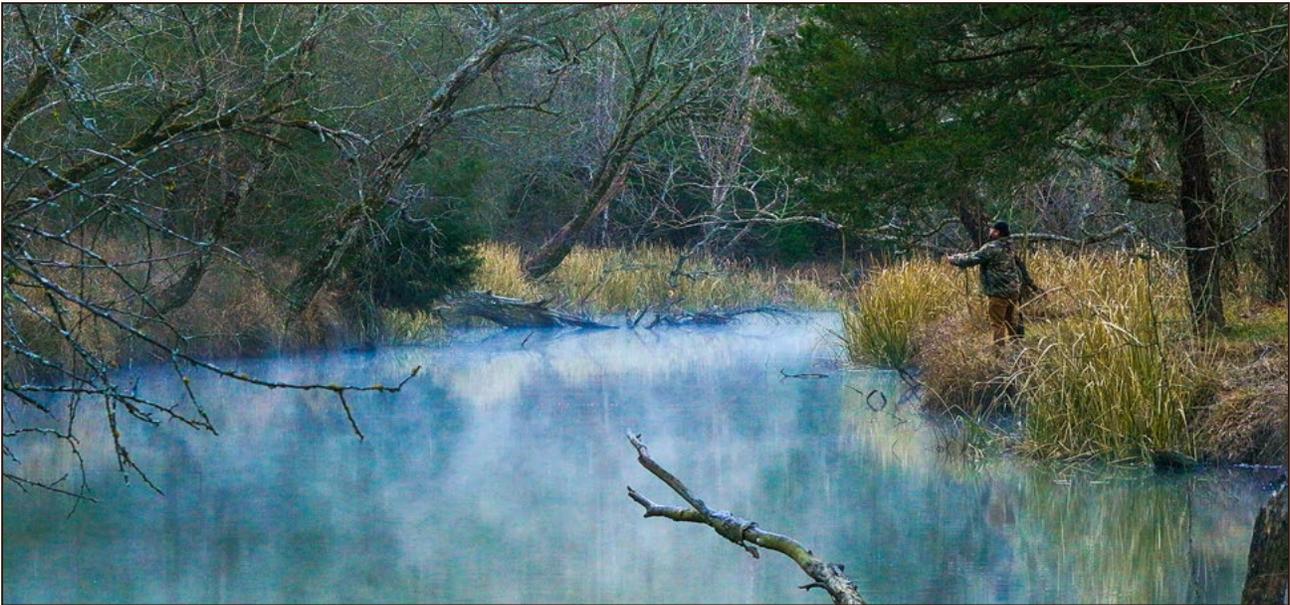
Fishery Resources

Memorial Lake offers excellent fishing and recreational opportunities, stocked with bass, perch, trout, and bait fish. Memorial Lake serves as a scenic focal point for the ranch that feels like the private section of a national park. Potapo Creek is a significant tributary to Cat Creek and McGee Creek Reservoir. It maintains a fish population with sustained aquatic plant life and clear water trickling through the granite and sandstone rock formations. Additional ponds and creeks throughout the property offer further potential for fishing enhancement and water-based recreation.



Recreational Considerations

Beyond hunting and fishing, the ranch offers outstanding opportunities for hiking, mountain biking, rock climbing, horseback riding, camping, photography, and relaxation. The mountainous terrain and extensive trail system provide access to a majority of the ranch, offering a variety for ATV and off-road enthusiasts. The area along Potapo Creek is a playground of challenging terrain that could be further emphasized for trail riding and rock climbing.



History

The ranch has long been recognized as a premier recreational and exotic game property in southeastern Oklahoma, serving as a destination for hunting, retreats, and large-group events for over 20 years.

Taxes

Taxes are approximately \$14,086 annually.

Water Rights

Water rights are appurtenant to the land and conveyed with the sale.

Mineral Rights

Mineral rights are subject to title review. Seller intends to make no reservation in the sale and no guarantees as to what minerals, if any, may be conveyed with the sale of the property. The buyer is encouraged to research details related to mineral ownership and verify them to their satisfaction.

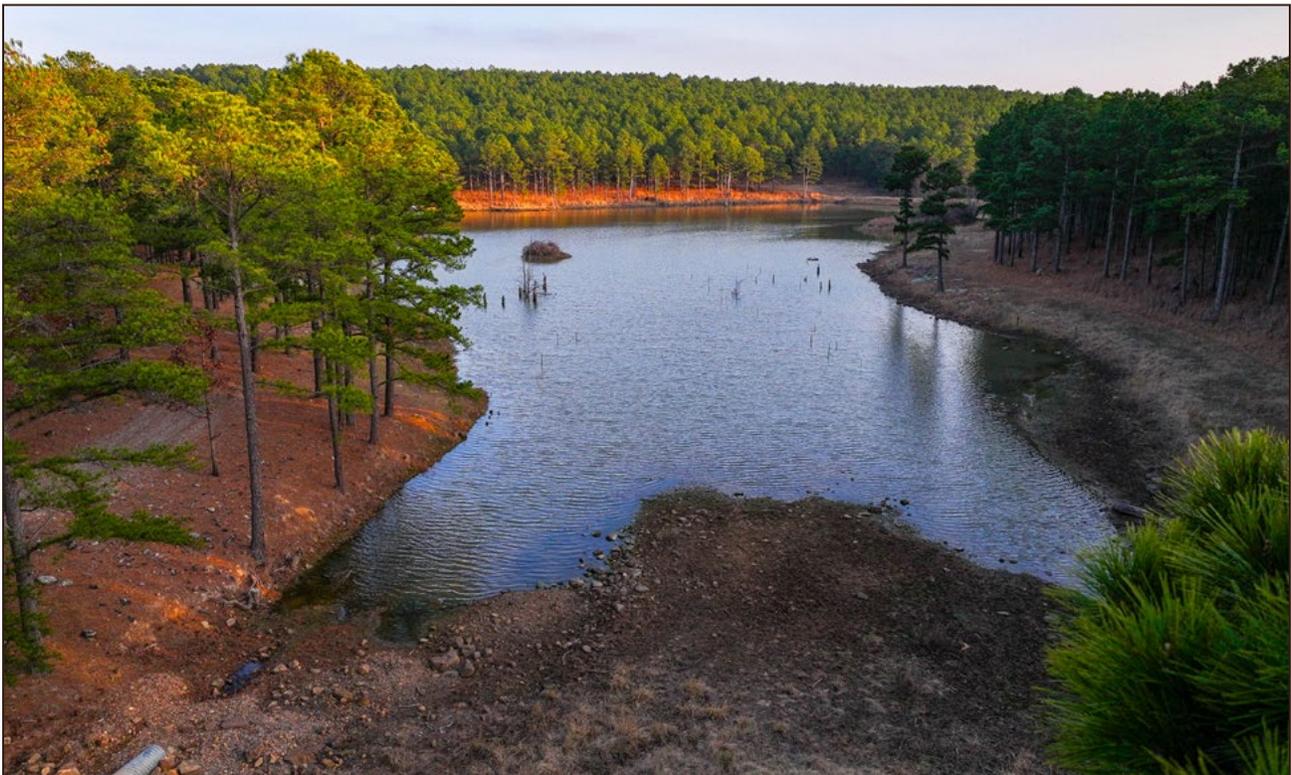
Additional Information

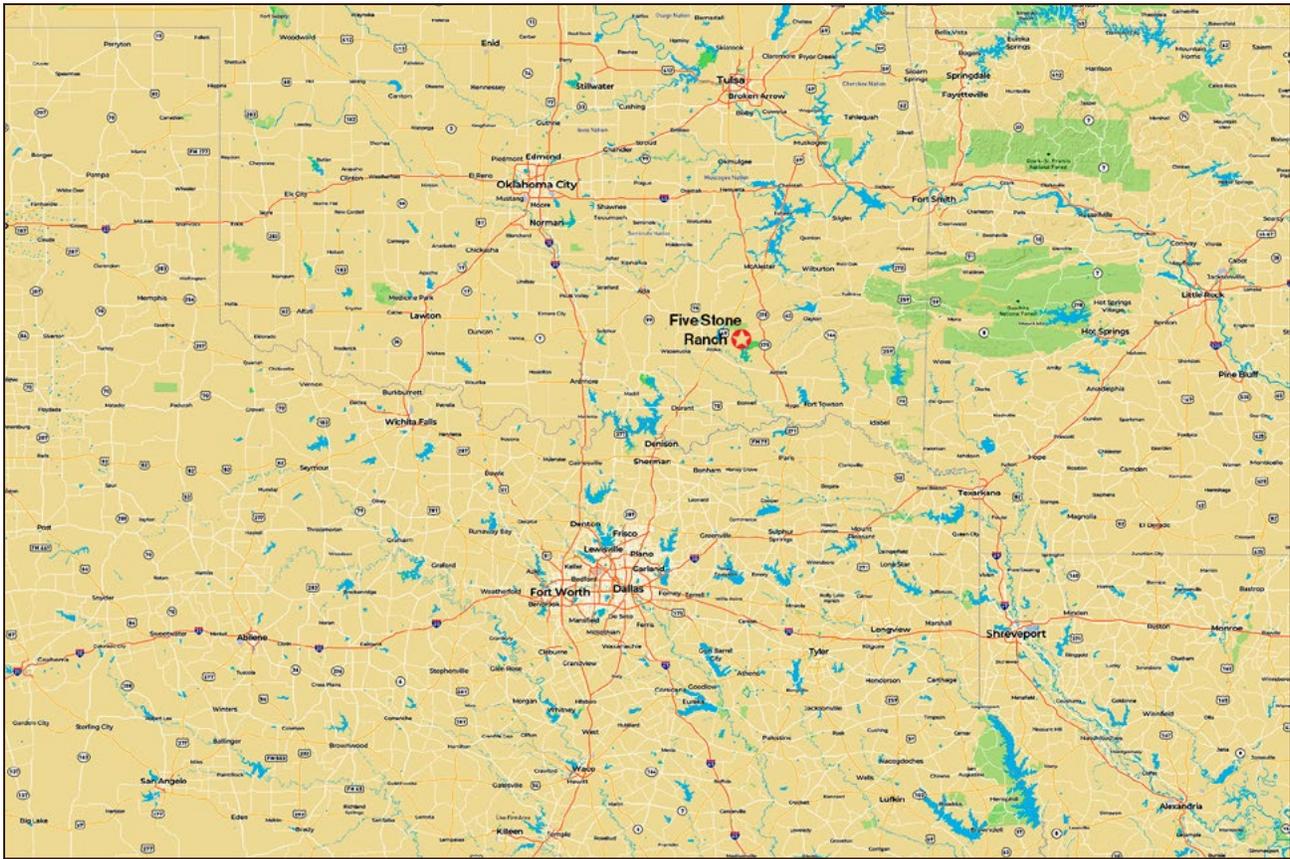
- **Personal Property:** All home furnishings are included; personal items and a list of equipment will be excluded from the offer.
- **Exotic Game:** Included in the offering.



Broker's Comments

Five Stone Ranch represents a rare opportunity to acquire a truly irreplaceable recreational and legacy property in the Ouachita Mountains of southeastern Oklahoma. The scale of improvements, dramatic mountain scenery, abundant surface water, and being adjacent to protected state-managed lands create a level of privacy and wildlife diversity that is exceptionally difficult to replicate. The ranch's balance of high-fence managed trophy acreage and free-range land offers diversity and flexibility for hunting operations, private enjoyment, or continued for-profit use.





Click on map above for link to Land id™ map of property.

Price

\$15,500,000



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 any 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.

Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882

OKLAHOMA BROKER RELATIONSHIPS ACT

TITLE 59. Oklahoma Statutes. Sections 858-351 through 858-363.

Effective November 1, 2000. Amended as of November 1, 2013.

Section 858-351. Definitions.

Unless the context clearly indicates otherwise, as used in Section 851-351 through 858-363 of the Oklahoma Real Estate Code:

1. "Broker" means a real estate broker, an associated broker associate, sales associate, or provisional sales associate authorized by a real estate broker to provide brokerage services;
2. "Brokerage services" means those services provided by a broker to a party in a transaction;
3. "Party" means a person who is a seller, buyer, landlord or tenant or a person who is involved in an option or exchange;
4. "Transaction" means an activity or process to buy, sell, lease, rent, option or exchange real estate. Such activities or processes may include, without limitation, soliciting, advertising, showing or viewing real property, presenting offers or counteroffers, entering into agreements and closing such agreements; and
5. "Firm" means a sole proprietor, corporation, association, or partnership.

Section 858-352. Repealed by Laws 2012, HB2524, c. 251, Section 9, eff. November 1, 2013

Section 858-353. Broker duties and responsibilities.

- A. A broker shall have the following duties to all parties in a transaction, which are mandatory and may not be abrogated or waived by a broker:
1. Treat all parties with honesty and exercise reasonable skill and care;
 2. Unless specifically waived in writing by a party to the transaction:
 - a. receive all written offers and counteroffers,
 - b. reduce offers or counteroffers to a written form upon request of any party to a transaction, and
 - c. present timely all written offers and counteroffers;
 3. Timely account for all money and property received by the broker;
 4. Keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a firm without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the firm. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
 - a. that a party or prospective party is willing to pay more or accept less than what is being offered;
 - b. that a party or prospective party is willing to agree to financing terms that are different from those offered;

- c. the motivating factors of the party or prospective party purchasing, selling, leasing, optioning, or exchanging the property; and
 - d. information specifically designated as confidential by a party unless such information is public.
5. Disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act; and
 6. Comply with all requirements of The Oklahoma Real Estate License Code and all applicable statutes and rules.
- B. A broker shall the following duties and responsibilities only to a party for whom the broker is providing brokerage services in a transaction which are mandatory and may not be abrogated or waived by a broker:
1. Inform the party in writing when an offer is made that the party will be expected to pay certain costs, brokerage service costs and approximate amount of costs; and
 2. Keep the party informed regarding the transaction.
- C. When working with both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

Section 858-354. Repealed by Laws 2012, HB2524, c. 251, Section 9, eff. November 1, 2013

Section 858-355. Repealed by Laws 2012, HB2524, c.252, Section 9, eff. November 1, 2013

Section 858-355.1. Brokerage agreements – Services provided to both parties in a transaction – Disclosures.

- A. All brokerage agreements shall incorporate as material terms the duties and responsibilities set forth in Section 858-353 of The Oklahoma Real Estate License Code.
- B. A broker may provide brokerage services to one or both parties in a transaction.
- C. A broker who is providing brokerage services to one or both parties shall describe and disclose in writing the broker's duties and responsibilities set forth in Section 858-353 of The Oklahoma Real Estate License Code prior to the party or parties signing a contract to sell, purchase, lease, option, or exchange real estate.
- D. A firm that provides brokerage services to both parties in a transaction shall provide written notice to both parties that the firm is providing brokerage services to both parties prior to the parties signing a contract to purchase, lease, option or exchange real estate.
- E. If a broker intends to provide fewer brokerage services than those required to complete a transaction, the broker shall provide written disclosure to the party for whom the broker is providing brokerage services. Such disclosure shall include a description of those steps in the transaction for which the broker will not provide brokerage services, and also state that the broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

Section 858-356. Disclosures – Confirmation in writing.

The written disclosure as required by subsection C of Section 858-355.1 of this title shall be confirmed by each party in writing in a separate provision, incorporated in or attached to the contract to purchase, lease, option or exchange real estate. In those cases where a broker is involved in a transaction but does not prepare the contract to purchase, lease, option, or exchange real estate, compliance with the disclosure requirements shall be documented by the broker.

Section 858-357. Repealed by Laws 2012, HB2524, c. 251, Section 9, eff. November 1, 2013

Section 858-358. Duties of broker following termination, expiration or completion of performance.

Except as may be provided in a written brokerage agreement between the broker and a party to a transaction, the broker owes no further duties or responsibilities to the party after termination, expiration, or completion of performance of the transaction, except:

1. To account for all monies and property relating to the transaction; and
2. To keep confidential all confidential information received by the broker during the broker's relationship with a party.

Section 858-359. Broker compensation – Determination of Relationship –Breach of Duty.

- A. The payment or promise of payment or compensation by a party to a broker does not determine what relationship, if any, has been established between the broker and a party to a transaction.
- B. In the event a broker receives a fee or compensation from any party to the transaction based on a selling price or lease cost of a transaction, such receipt does not constitute a breach of duty or obligation to any party to the transaction.
- C. Nothing in this section requires or prohibits a broker from charging a separate fee or other compensation for each duty or other brokerage services provided during a transaction.

Section 858-360. Abrogation of common law principles of agency – Remedies Cumulative.

- A. The duties and responsibilities of a broker specified in Sections 858-351 through 858-363 of The Oklahoma Real Estate License Code shall replace and abrogate the fiduciary or other duties of a broker to a party based on common law principles of agency. The remedies at law and equity supplement the provisions of Sections 858-351 through 858-363 of The Oklahoma Real Estate License Code.
- B. A broker may cooperate with other brokers in a transaction. Pursuant to Sections 858-351 through 858-363 of The Oklahoma Real Estate License Code, a broker shall not be an agent, subagent, or dual agent and an offer of subagency shall not be made to other brokers.
- C. Nothing in this act shall prohibit a broker from entering into an agreement for brokerage services not enumerated herein so long as the agreement is in compliance with this act, the Oklahoma Real Estate Code and the Oklahoma Real Estate Commission Administrative Rules.

Section 858-361. Use of “agent” in trade name.

A real estate broker and the associates of a real estate broker are permitted under the provisions of this title to use the word “agent” in a trade name and as a general reference for designating themselves as real estate licensees.

Section 858-362. Vicarious liability for acts or omissions of real estate licensee.

A party to a real estate transaction shall not be vicariously liable for the acts or omissions of a real estate licensee who is providing brokerage services under Sections 858-351 through 858-363 of The Oklahoma Real Estate License Code.

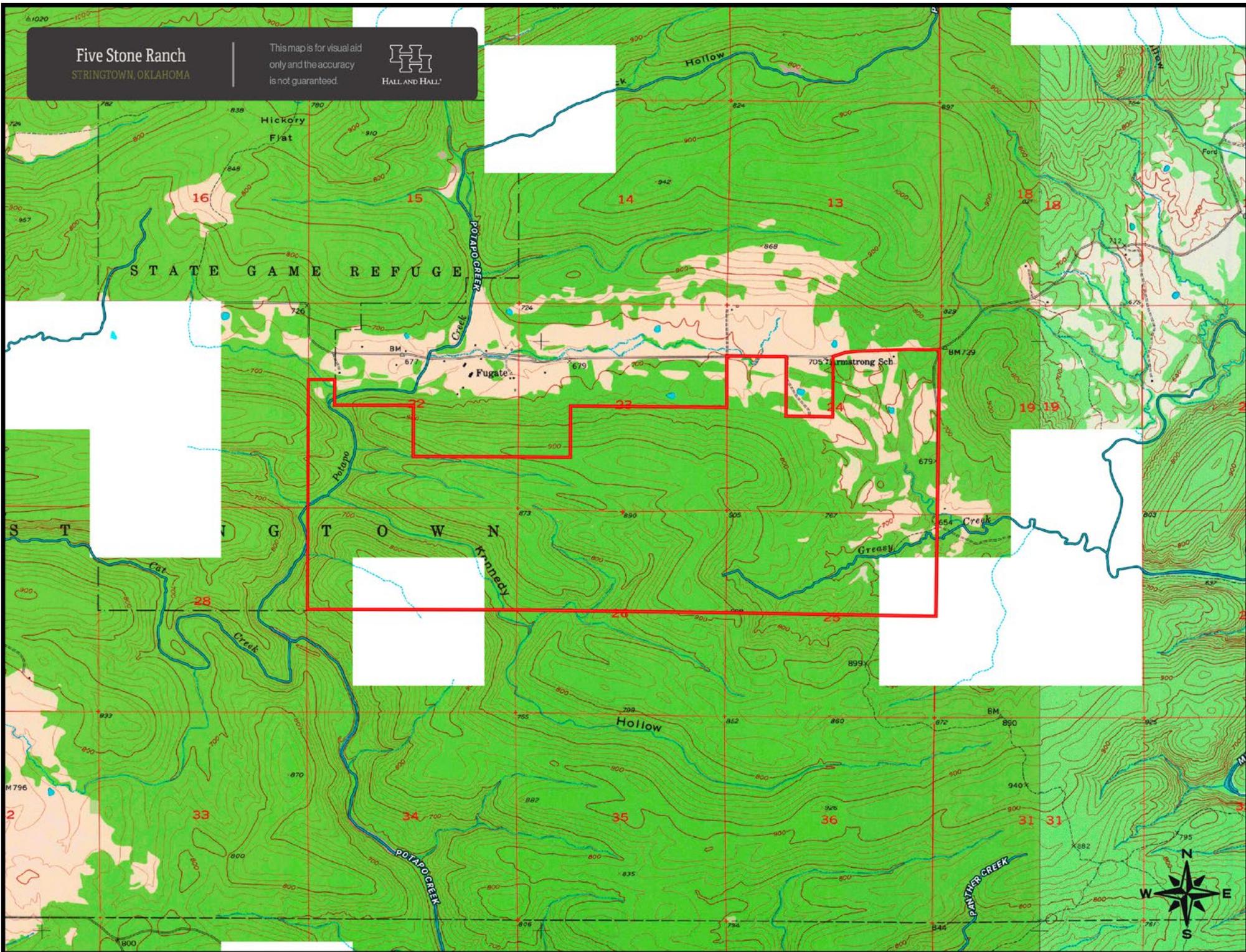
Section 858-363. Associates of real estate broker - Authority.

Each broker associate, sales associate, and provisional sales associate shall be associated with a real estate broker. Associates shall not enter into a brokerage agreement with a party in the associate's name and shall only be allowed to enter into the agreement in the name of the real estate broker. A real estate broker may authorize associates to provide brokerage services in the name of the real estate broker as permitted under The Oklahoma Real Estate License Code, which may include the execution of written agreements.

[BRETT GRIER](#) of Hall and Hall is the exclusive agent of the Seller.

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STRINGTOWN, OKLAHOMA

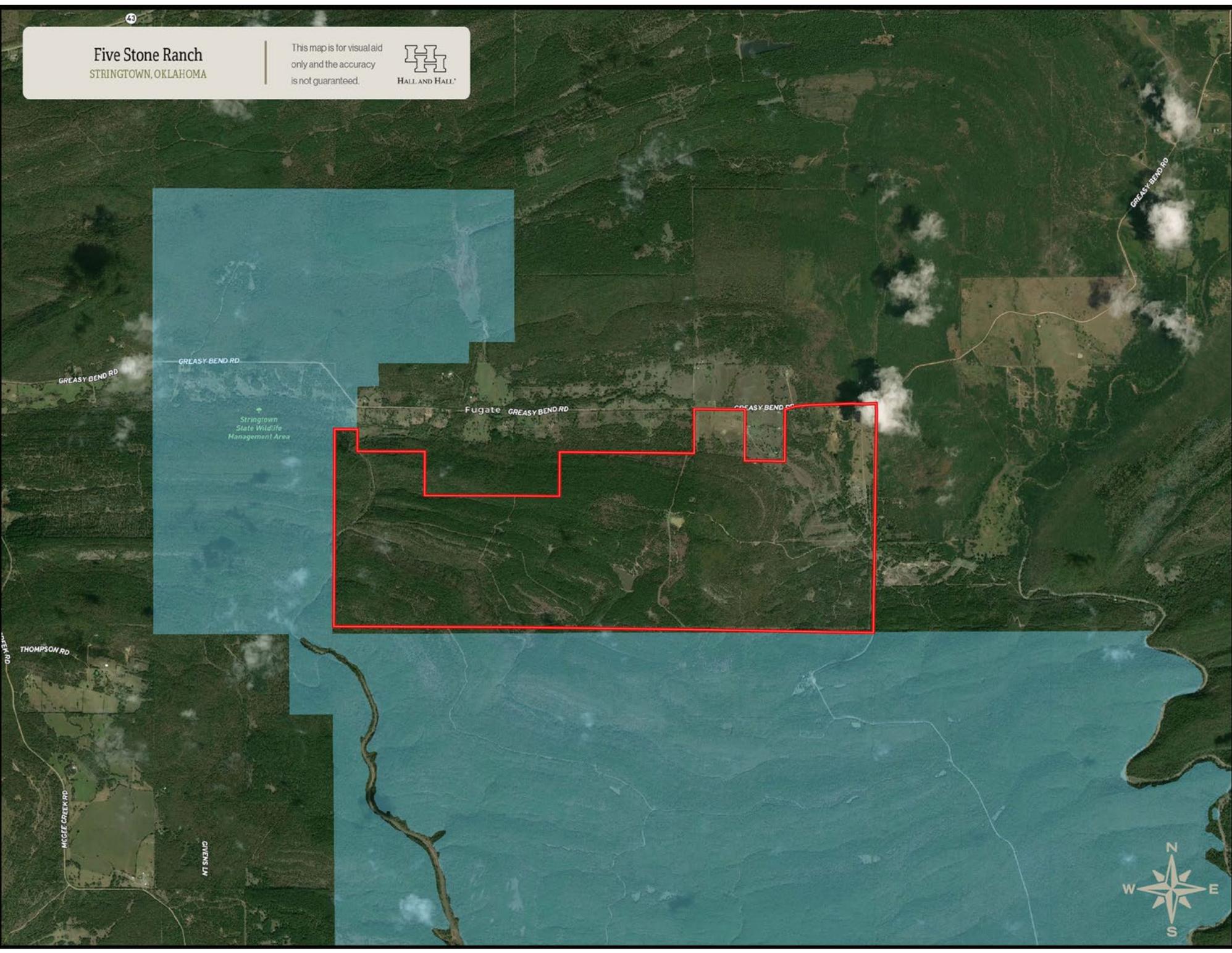
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only and the accuracy
is not guaranteed.



Five Stone Ranch

STRINGTOWN, OKLAHOMA

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Stringtown State Wildlife Management Area

Fugate GREASY BEND RD



