

Bryant Ranch

117.57± acres | \$995,000 | Wynnewood, Oklahoma | Garvin County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

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Bryant Ranch

We are honored to exclusively offer the 117.57± acre Bryant Ranch in Garvin County, Oklahoma. This outstanding horse and cattle property is located just 1.6 miles east of Wynnewood, Oklahoma, off Highway 29 at 41247 Highway 29, Wynnewood, OK 73089.

Topography • Grazing

The Bryant Ranch features mostly level to gently rolling terrain, with elevations ranging from 996 feet on the north end of the property to 922 feet on the south end. Turkey Sandy Creek traverses the southeastern portion of the ranch, providing excellent drainage and enhancing the property's natural beauty.

The ranch boasts an exceptional stand of improved grasses, consisting primarily of Coastal Bermuda with scattered native grasses throughout.

Beautiful hardwood trees are strategically dispersed across the property, offering shade and aesthetic appeal. Over the past several years, the owners have maintained an extensive weed-control and fertilization program, producing outstanding pasture conditions.

Traditionally, the ranch has supported approximately 45 cows annually while also producing sufficient hay to meet winter forage requirements. The property is fenced and cross-fenced into multiple pastures, allowing for an efficient rotational grazing program. The average annual rainfall in the Wynnewood area is approximately 39 inches.







Farmhouse

The Bryant Ranch is exceptionally well improved and includes an updated 1,887± square-foot, two-story farmhouse featuring three bedrooms and two bathrooms. A spacious bonus room upstairs could easily serve as a fourth bedroom, office, or game room. The home has been tastefully remodeled with a modern farmhouse design while preserving the character of its original construction, which dates back to the early 1900s.

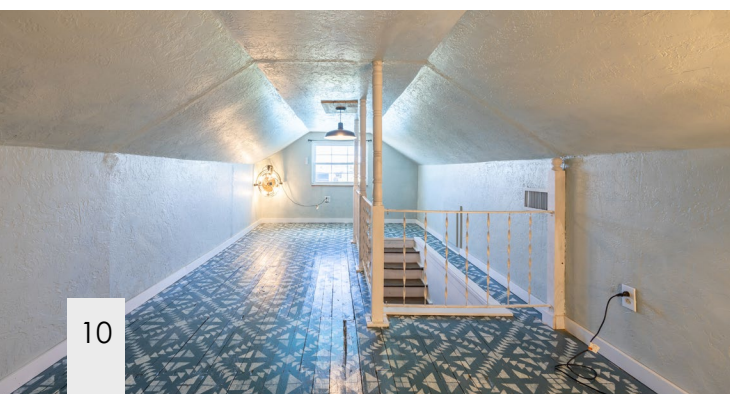
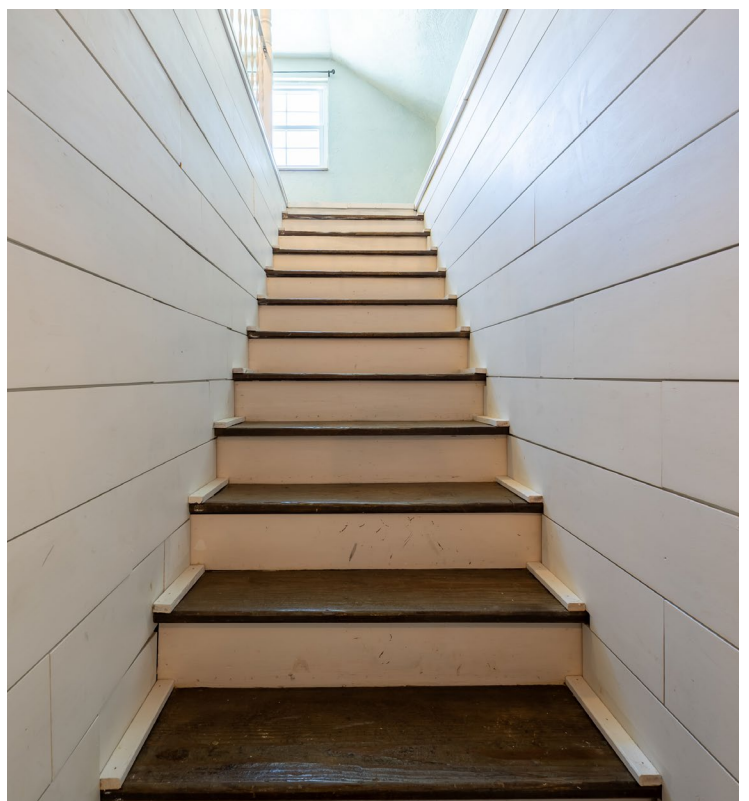
Additional improvements include a large carport, an above-ground swimming pool, and an above-ground storm shelter.













Horse Facilities

The property is well-equipped for horse enthusiasts, featuring a 40' x 60' four-stall horse barn with 12' x 12' box stalls, stocks, a tack room, and an automatic fly spray system.

A 20' x 60' overhang on the east side of the barn provides ample space for hay and feed storage, as well as equipment parking. On the west side, five runs measuring 20' x 65' each include three-sided shelters extending 10 feet from the north side.

The ranch also offers one 30-amp hookup and two 50-amp hookups, accommodating living-quarter trailers or RVs.

The equestrian facilities are complemented by a lighted 130' x 250' panel arena complete with a roping chute, return alley, stripping chute, and cattle pens.















Water

Water is supplied by Garvin County Rural Water District #6. In addition to the rural water system, the ranch features three well-maintained earthen ponds, two of which are stocked with fish, providing both livestock water and recreational opportunities.









Price

The Bryant Ranch is realistically priced at \$995,000.

Remarks

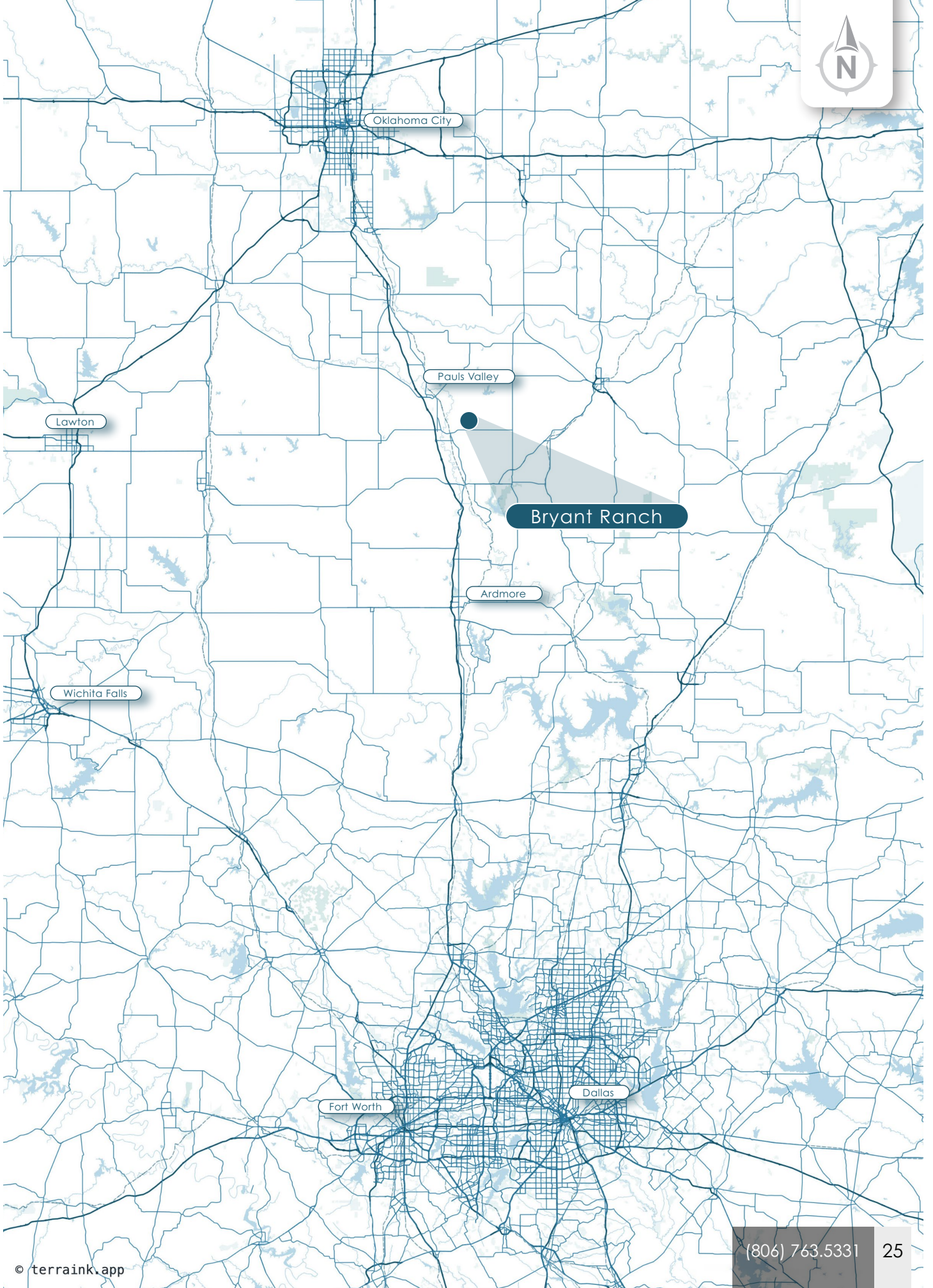
If you are searching for an exceptional horse and cattle property within convenient driving distance of Oklahoma's major metropolitan areas, the Bryant Ranch deserves your full consideration. The property is located approximately 64 miles from Oklahoma City, 140 miles from Fort Worth, and 155 miles from Tulsa.

For additional information or to schedule a private showing, please contact Brendan Garrison at 806.790.5900.

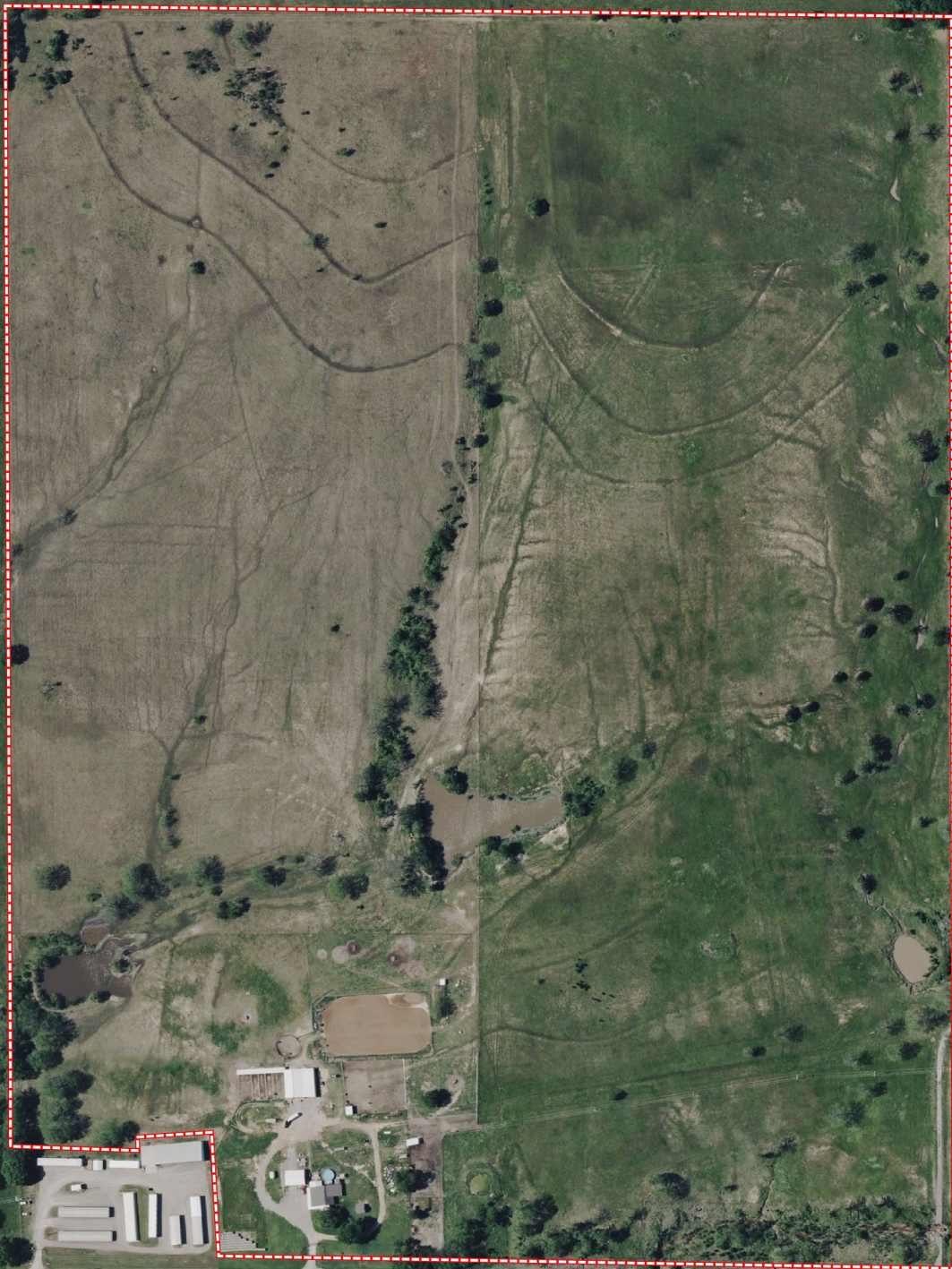


This property is listed exclusively by Chas. S. Middleton and Son, LLC.





Bryant Ranch



34.6520, -97.1208



Gravel Pit

BM 950

953

970

1000

8

950

950

Turkey

29

29

920

935

950

950

990

17

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