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Dedicated to Land and Landowners Since 1946

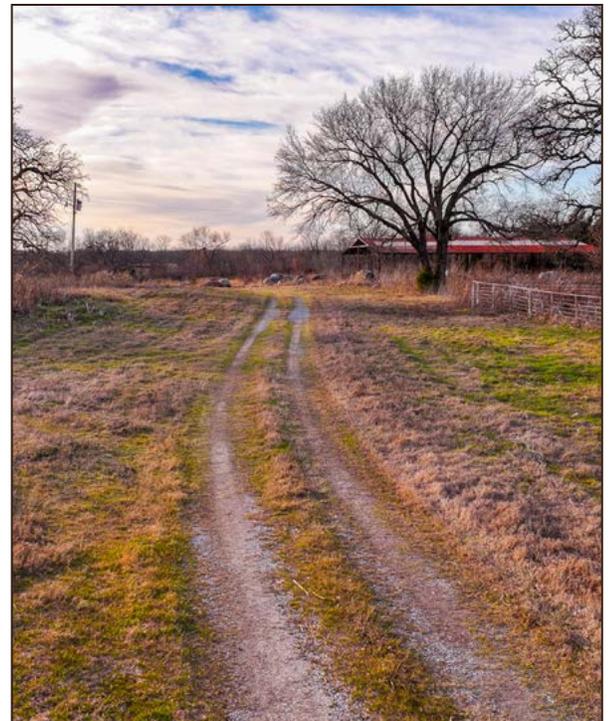
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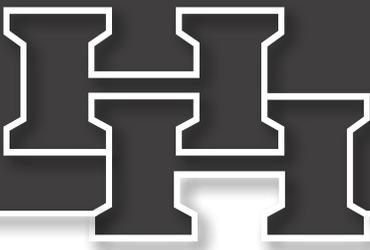
Blue River Bottom | Durant, Oklahoma | \$1,600,000



Executive Summary

This 400± acre farm is located just outside of Durant and features approximately one and a half miles of the Blue River, forming its southern boundary. The property offers a diverse mix of river-bottom farmland, native habitat, and recreational appeal. Roughly 135 acres of fertile bottomland have historically been cultivated and are currently fallow, providing future agricultural flexibility. An oxbow slough adjacent to the river creates an exceptional waterfowl habitat, while the remainder of the property supports a strong whitetail deer and turkey population, and other native wildlife. Improvements are minimal and functional, supporting agricultural and recreational use without overdevelopment. While much of the property lies within the floodplain due to its river frontage, portions along the northern boundary and the northeast corner remain outside the floodplain, offering flexibility for future use. With river frontage, multiple water features, existing utilities, and a balance of tillable land and native cover, the property is well-suited for mixed-use ownership focused on agriculture, recreation, or long-term land stewardship.





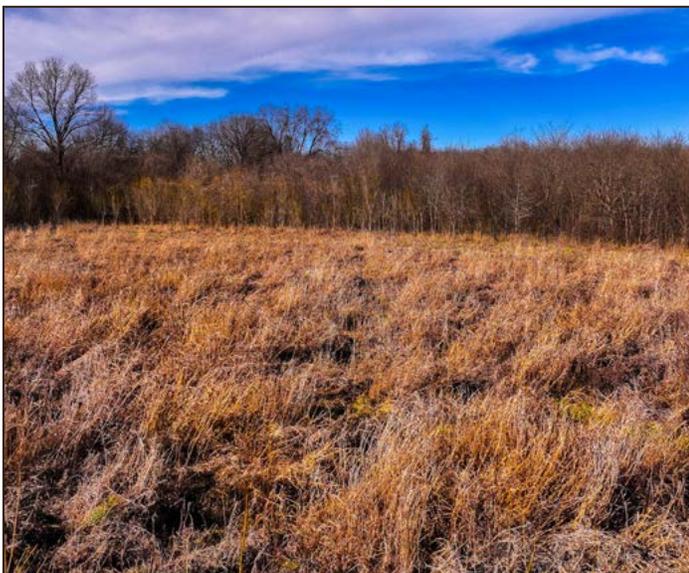
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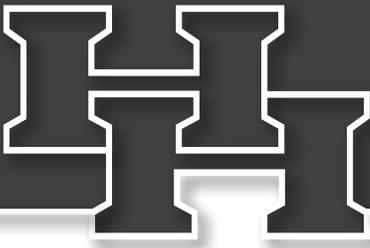
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Just The Facts

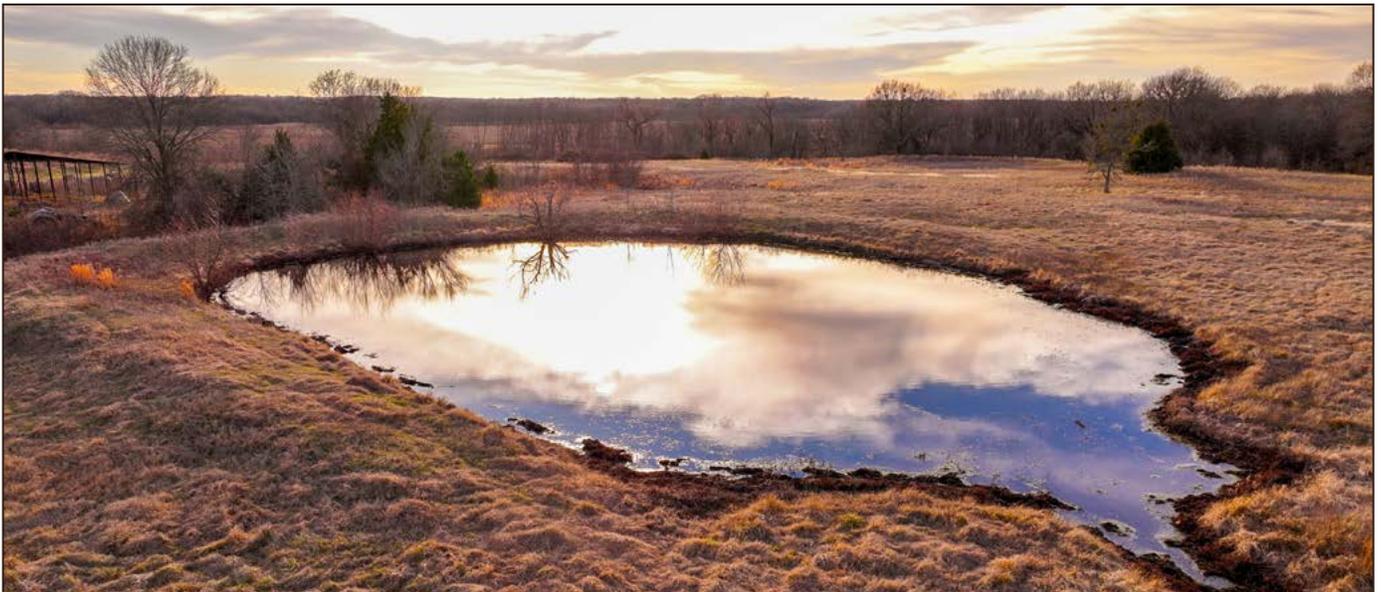
- Just outside Durant, Oklahoma
- Southern Oklahoma river-bottom setting with agricultural and recreational land nearby
- Approximately 135 acres of tillable river-bottom land; balance in native cover, slough, ponds, and riparian habitat
- No current surface leases
- 80'x60' covered equipment/hay barn; 40'x80' insulated shop on concrete slab with rough-in plumbing for bathroom; mini-split air conditioning system; working pens (functional, in need of maintenance)





Just The Facts Cont'd

- Historically utilized for farming and livestock support; currently largely raw and lightly improved
- Primarily native and river-bottom terrain with a mix of open ground, riparian cover, and wetland habitat
- Approximately 1.5 miles of Blue River frontage; eight-acre duck slough; two additional ponds; rural water tap
- Electric services and rural water are available on the property
- The majority of the property lies within the floodplain; the northeast corner and portions of the northern boundary are outside
- Excellent habitat for waterfowl and whitetail deer; suited for hunting and recreation
- Attractive river frontage, open bottomland, wetland features, and native vegetation
- Opportunities to expand more duck habitat in the river bottom and improve the existing surface water
- Paved road frontage and easy year-round access



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

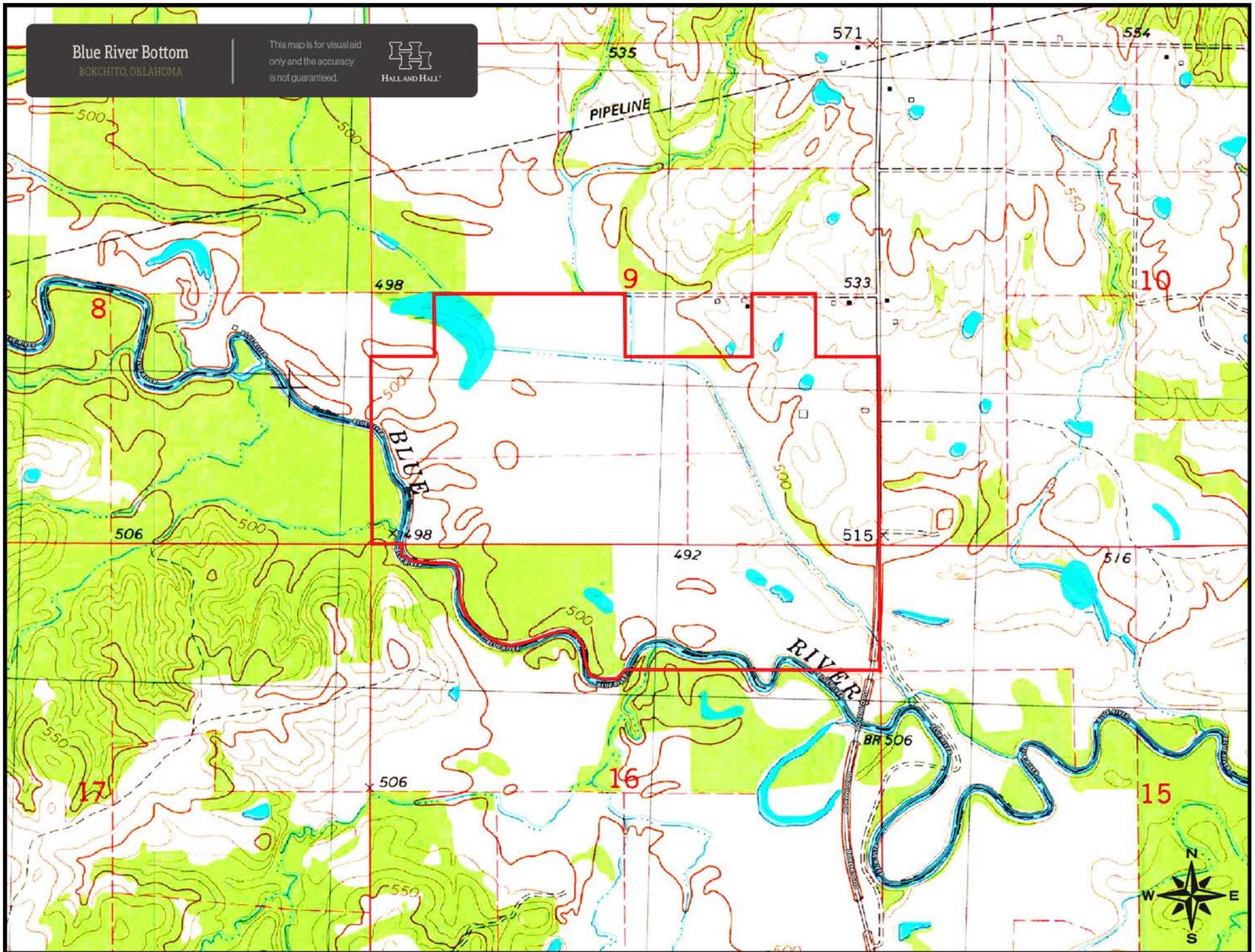
Date

Blue River Bottom
BOKCHITO, OKLAHOMA

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