



Keota Ranch  
KEOTA, OKLAHOMA







## Keota Ranch

KEOTA, OKLAHOMA

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**\$8,650,000 | 1,600± ACRES**

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BOZEMAN, MONTANA	ARCADIA, OKLAHOMA
MISSOULA, MONTANA	CHARLOTTESVILLE, VIRGINIA

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**





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## Executive Summary

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*Keota Ranch is a 1,600± acre working cattle ranch in eastern Oklahoma offering a rare combination of productivity, hunting, recreational components, and all-weather paved road accessibility. The ranch features approximately 160± acres of cultivation with the potential to expand crop land if desired and roughly 70± acres of timberland on a ridge located on the southwest side of the ranch, with the remaining balance of approximately 1,370± acres being primarily bermuda and native grasses for grazing. A well-planned cattle working facility and improvements, positioned in the middle of the ranch, are well-drained and maintain over 3,350 feet of bunk space and 20,000 tons of storage for silage. The abundant water, quality soils, open pasture subdivided by cross-fencing for rotational grazing, and scattered tree breaks for cover, make for a desirable and sustainable cattle operation with a modest recreational value. Its central improvements and natural features make it ideal for continued ranching use, recreation, or a grow yard facility.*



## Location

Keota Ranch is located near the small community of Keota, Oklahoma, approximately 160 miles east of Oklahoma City and 40 miles west of Fort Smith, Arkansas. The property is easily accessed by all-weather, paved county roads. The ranch lies near Lake Eufaula, one of Oklahoma's largest recreational lakes. Commercial air service is available in Fort Smith, and regional airstrips are accessible within a short drive. The ranch sits on elevated terrain overlooking fertile bottomlands and rolling pastureland in eastern Oklahoma.





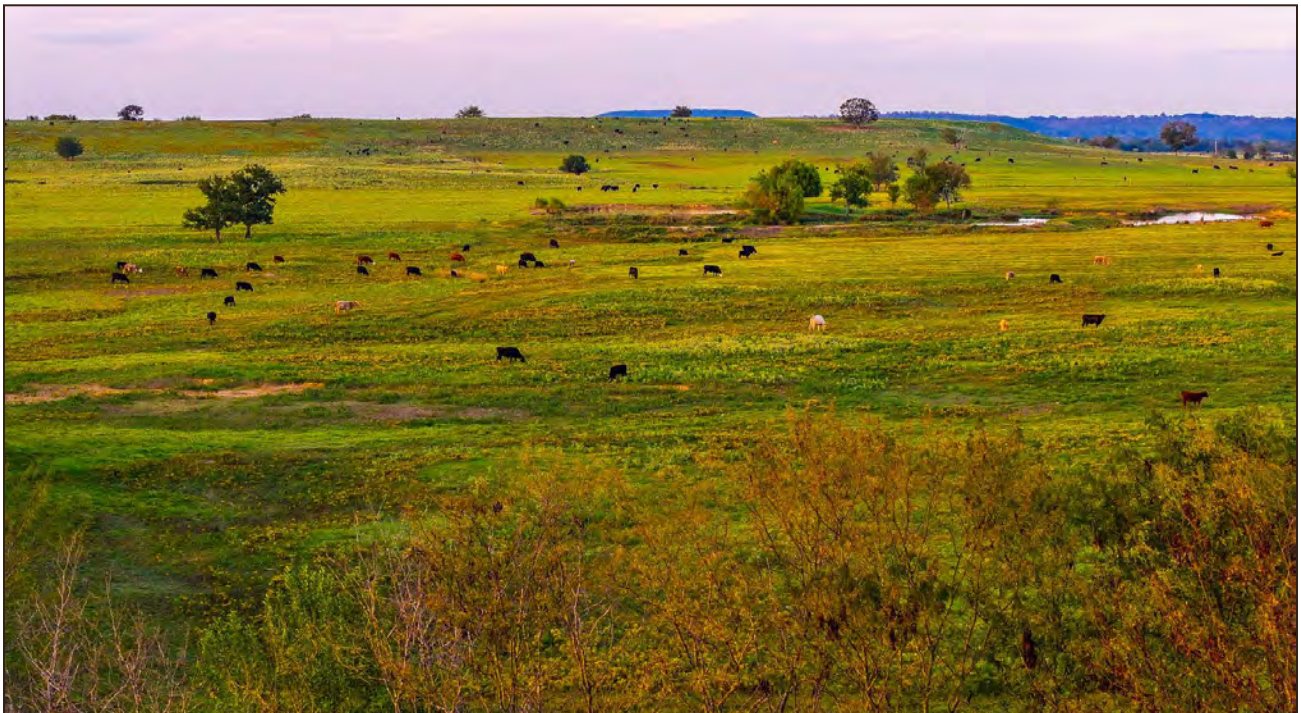


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## Locale

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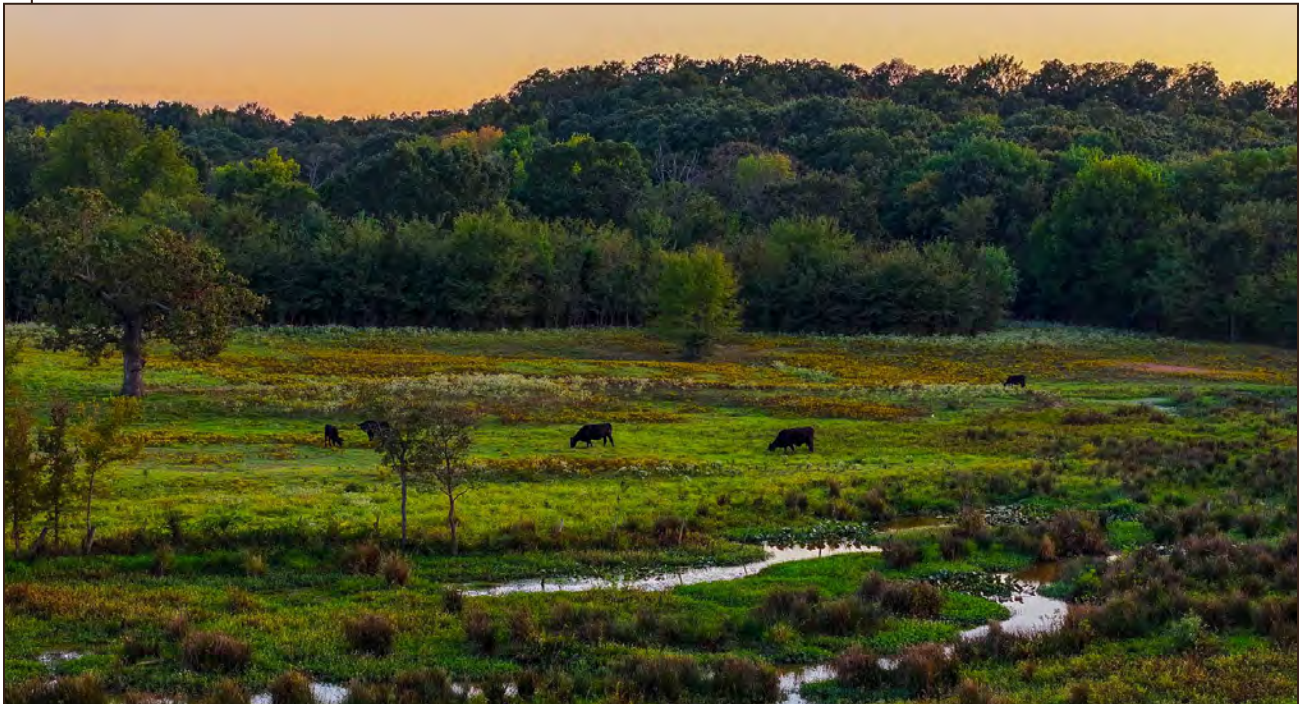
The surrounding area is primarily agricultural, with neighboring cattle, hay, and some recreational ranch operations. The nearby town of Keota offers small-town amenities, while larger services and shopping are available in Stigler, Sallisaw, and Fort Smith. The region is known for its ranching community, a generally desirable stocking rate for livestock, scenic views, and recreational appeal due to its access to Lake Eufaula for boating and fishing. Rolling hills, timbered hills, and open valleys create a classic eastern Oklahoma landscape.





## General Description

Keota Ranch lies across gently rolling terrain with open pastures, fertile bottomland, and scattered stands of mature timber. The improvements are centrally located on a prominent mesa overlooking the ranch, offering an unobstructed view in all directions. Vegetation includes native grasses, such as side oats grama, buffalograss, and bluestem, as well as cultivated ground planted with triticale and wheat. The ranch features multiple ponds, a seasonal creek, and pastures navigated by alleyways for efficient livestock rotation.







## Acreage Breakdown

Total deeded acres: 1,600±

(600± acres north of county road 1220, and 1,000± acres south of the county road)

Leased acres: None

Grazing land: 1,530± acres (160± acres of which are cultivated)

Timberland: 70± acres





## Improvements

The headquarters area includes an older farmhouse and a bunkhouse located on a central mesa overlooking the ranch. Structural improvements include a six-stall horse barn, covered hay barn, equipment shed, pole barn, overhead feed bins, and a full set of working pens and corrals. Facilities include a hydraulic squeeze chute, livestock scales, sorting pens, load-out chutes, and well-drained holding areas. Construction types include wood-frame and metal structures in functional, ranch-ready condition. The ranch is fully fenced and cross-fenced with alleys and feed bunks to support rotational grazing.









## Climate

Eastern Oklahoma experiences a temperate climate with warm summers and mild winters. Average annual rainfall is approximately 45 inches, supporting strong forage and hay production. Temperatures range from the mid-40s in winter to the upper 80s in summer, with a long growing season ideal for cattle and crops.



## General Operation

The ranch operates as a working cow-calf operation utilizing rotational grazing with a stocking rate of approximately one animal unit per three acres. The land supports improved and native pastures, hay production, and livestock handling.



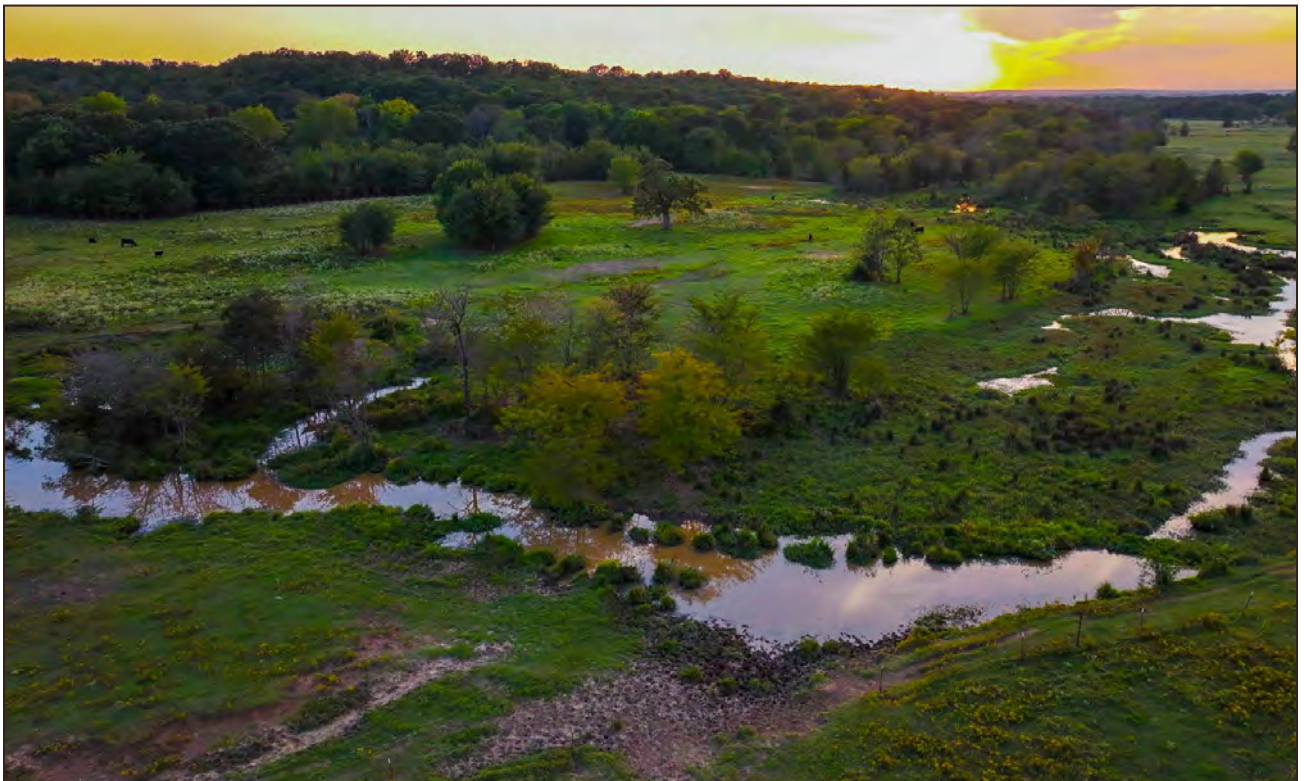


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## Water Resources

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Water resources include two water wells, a co-op water meter, a seasonal creek, a large pond, and multiple stock ponds, which provide water to every pasture. The ranch is well-watered for livestock and wildlife use, with dependable year-round sources.





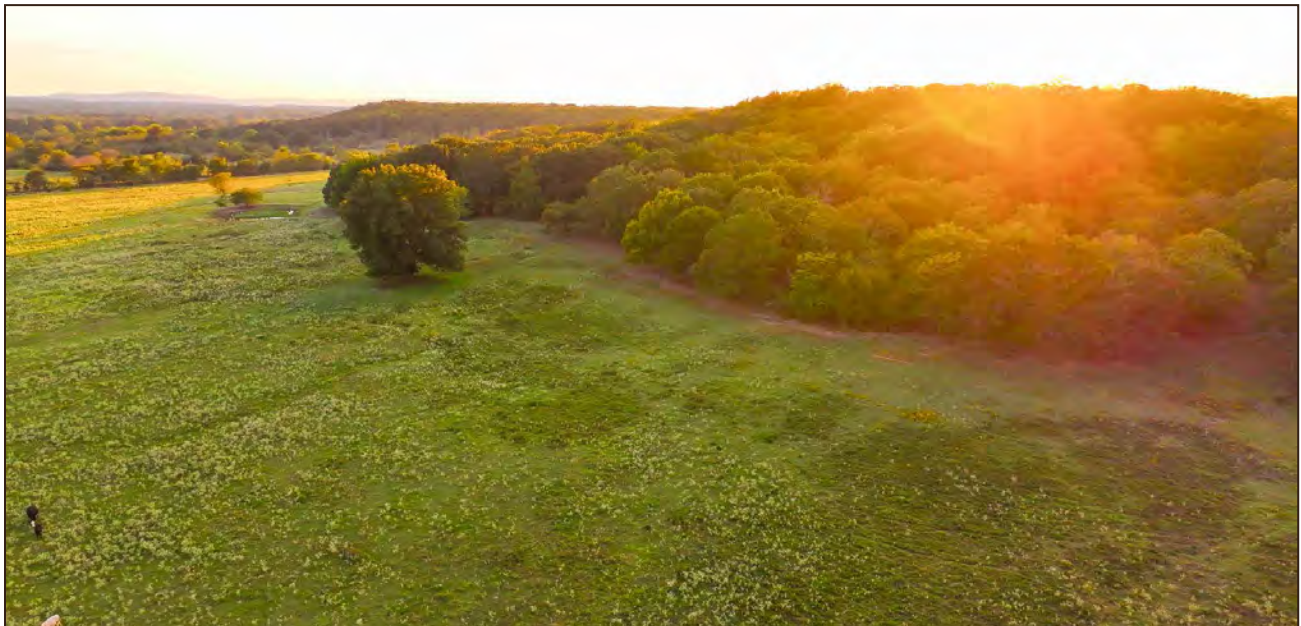
## Grazing Resources

Keota Ranch offers excellent grazing resources with fertile soils, strong native grasses, and a current stocking rate of one animal unit to three acres on native pasture and one to two acres on cultivated and improved pasture. The land and improvements are functional, purposeful, and well-planned, with roughly 160± acres of cultivated land supporting rotational grazing on the balance of native pasture.



## Timber Resources

The ranch contains approximately 70± acres of mature timber in the southwest corner along the boundary, with additional scattered stands throughout the boundary and fence lines. These timbered areas provide shade, shelter, and a minor component to wildlife habitat while contributing to the property's natural beauty.





## Wildlife Resources

The ranch supports abundant wildlife, including whitetail deer, turkey, dove, duck, and geese. Heavy cover along fence lines, creeks, and small stand of timber provides a minor recreational component.

## Fishery Resources

Several stock ponds and a large pond provide opportunities for recreational fishing. These waters support typical Oklahoma pond species such as bass, catfish, and bluegill, with potential for enhancement, stocking, and management.



## Recreational Considerations

In addition to hunting, the property offers outstanding recreational opportunities, including horseback riding, ATV exploring, and hiking. With Lake Eufaula just minutes away, you can enjoy boating, fishing, and water recreation.

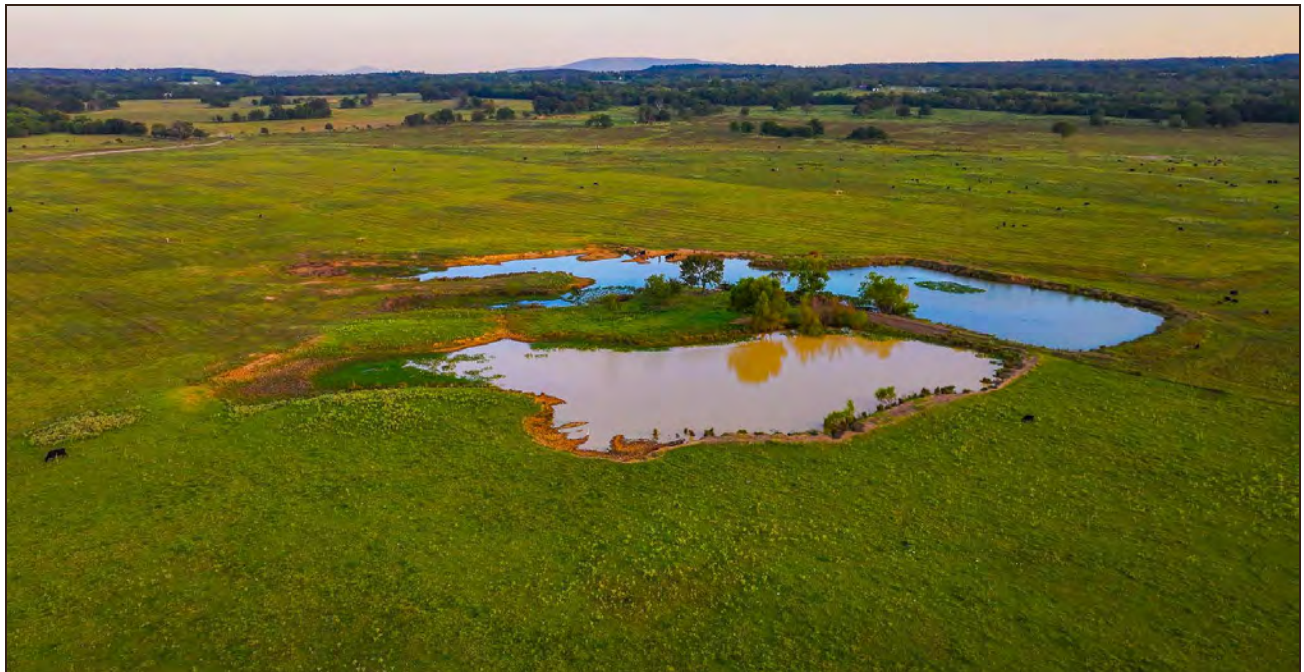


## Water Rights

All seller-owned water rights and interests will convey with the sale. Seller believes to own all water rights.

## Mineral Rights

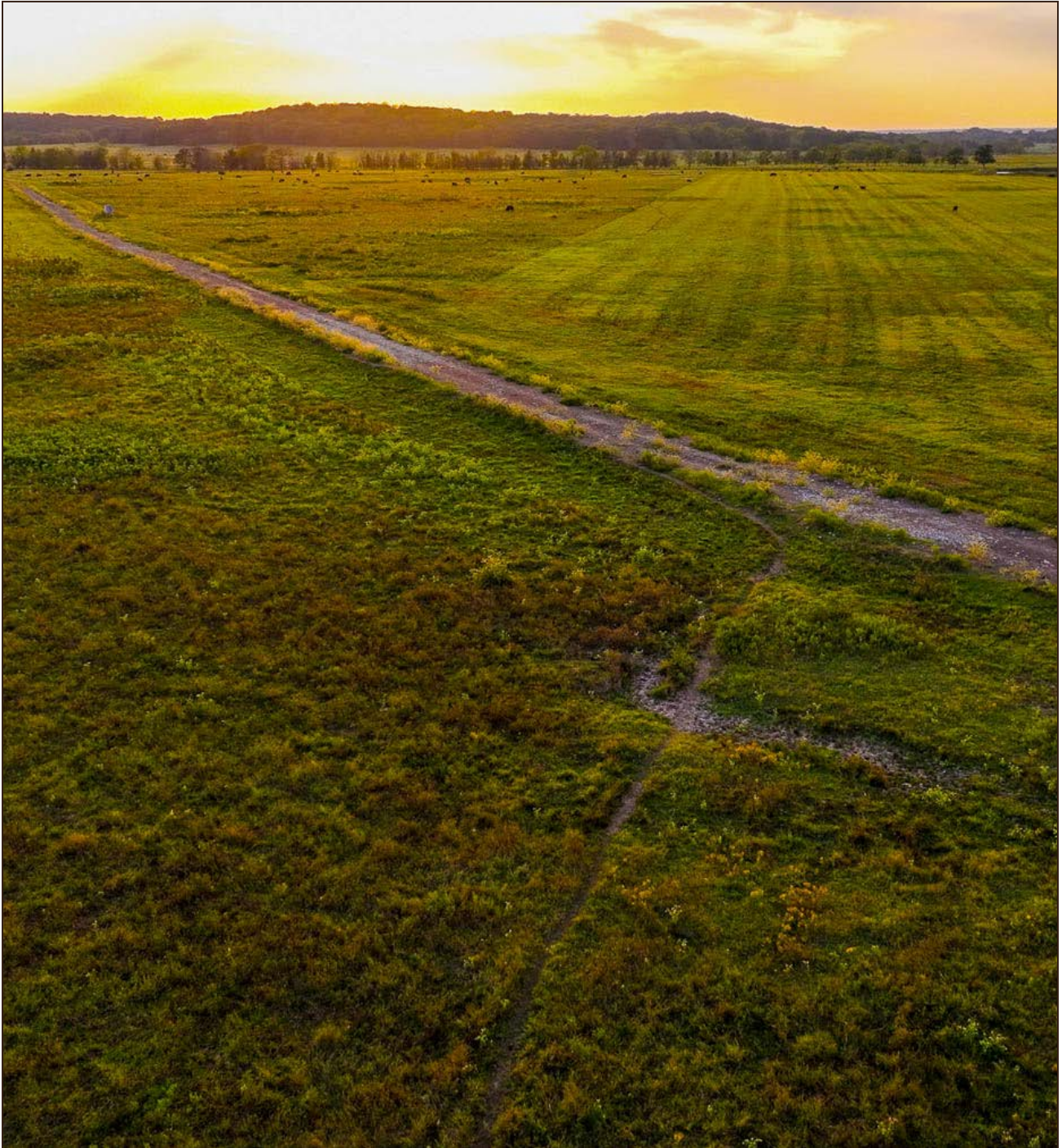
Mineral rights are not guaranteed; any seller-owned mineral interest will be negotiable or conveyed with the sale.





## Additional Information

Seller-owned equipment is not included in the sale but may be negotiated separately. No known conservation easements.



## Taxes

Annual property taxes are estimated at approximately \$4,500 annually, based on current agricultural use valuation.





## Broker's Comments

*Keota Ranch is a productive, functional cattle ranch offering an ideal balance of operational efficiency, ample water resources, and a modest recreational appeal. Its location, abundant water, fertile soils, and solid infrastructure make it a turnkey opportunity for a working cattle operation or existing operator to expand. From a production standpoint, Keota Ranch stands out as one of eastern Oklahoma's most attractive investments for a cattle operation.*



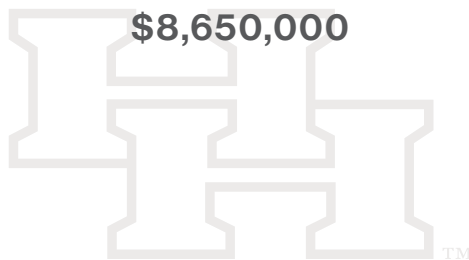




Click on map above for link to Land id™ map of property.

## Price

**\$8,650,000**



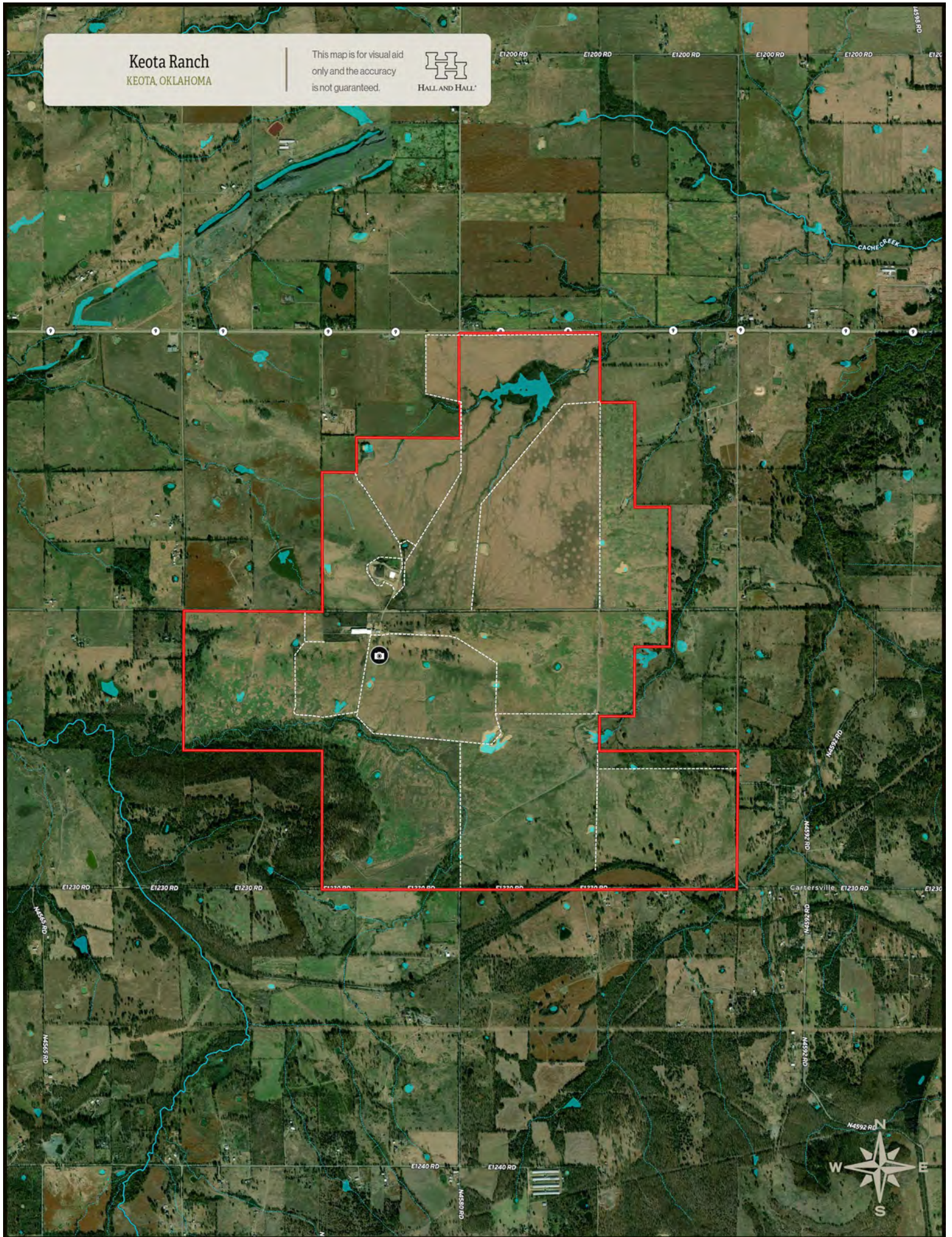
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KEOTA, OKLAHOMA

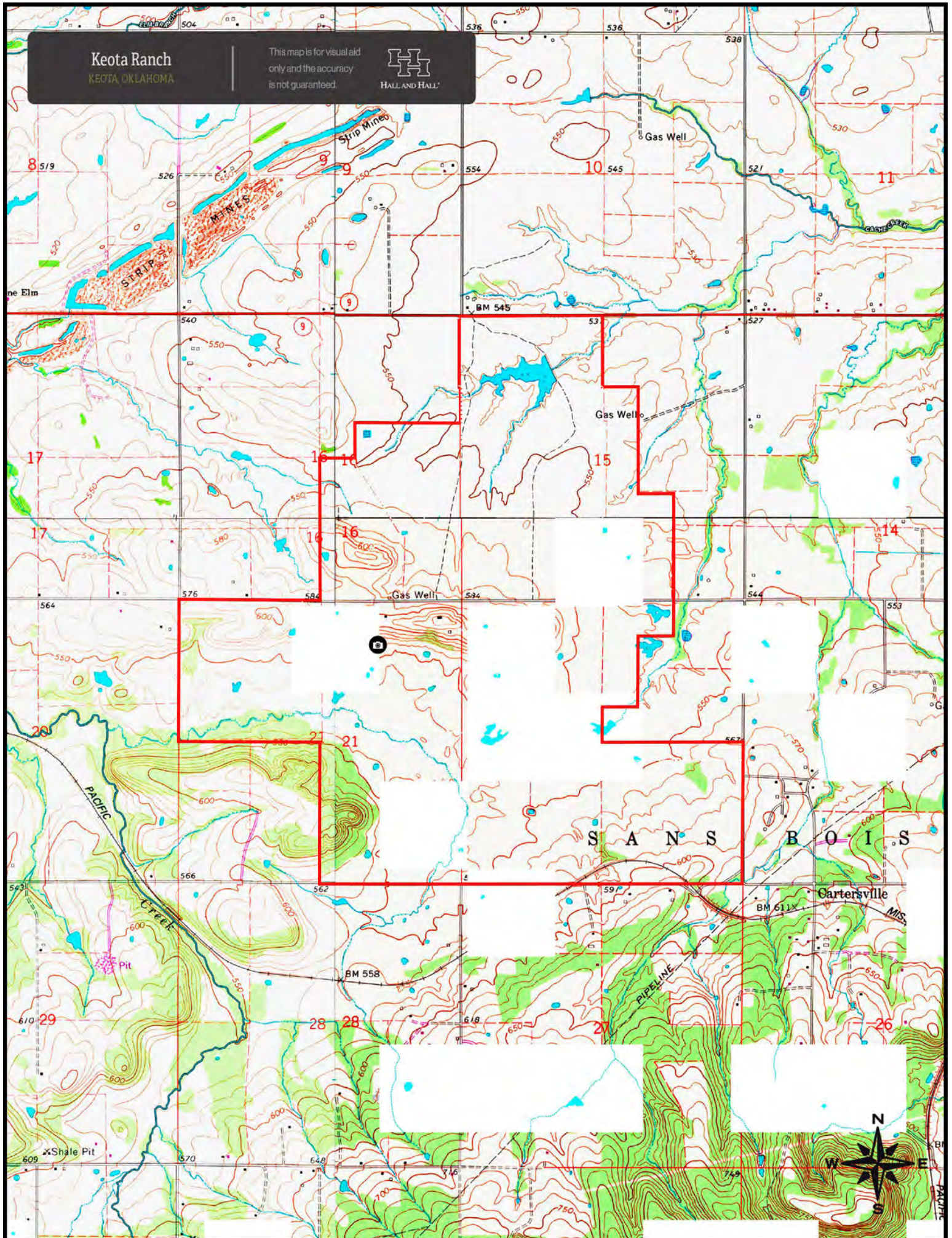
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KEOTA, OKLAHOMA

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## **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.

[JOHN WILDIN & BRETT GRIER](#) of Hall and Hall is the exclusive agents of the Seller.



