



BLEDSON RANCH ON THE CANEY RIVER

3,054 ± ACRES | ROGERS COUNTY, CLAREMORE, OK

REPUBLIC  RANCHES LLC

Our Legacy is in the Land

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BLED SOE RANCH ON THE CANEY RIVER

The Bledsoe Ranch on the Caney River is a unique combination cattle and recreational property in northeast Oklahoma. Ranches of this size do not come on the market often in this area, and it also lends itself to potential future development. This live-water property has about 5.5 miles of the Caney River as its boundary, and is almost in the shape of a horseshoe with the river surrounding it. The key topographical feature is the limestone ridge line on the east side that stretches over 2 miles. It has over 200' of elevation drop and looks over the river bottoms to the east. It lies just east of the rapidly growing Owasso area and is about 7 miles west of Claremore. This special ranch has not traded ownership in 55 years.

Price: \$9,162,000



★ Rogers County

★ 5.5 miles of the Caney River

★ 200' elevation drop

★ Cattle carrying capacity: 350 AU

★ 3,054 +/-Acres

★ Whitetail deer, Rio Grande Turkey

★ Approx 20 miles northeast of Tulsa

★ Two sets of working cattle pens

Land: The ranch topography is interesting with 815' to 580' elevation changes and timber predominately mixed with huge chinquapin oaks, post oaks, and blackjack oaks on the higher ground and also pecan, ash, sycamore, and sweet gum in the lower areas. The Bledsoe Ranch is in the Central Irregular Plains ecosystem of Oklahoma, and specifically in a part of Rogers County known for its limestone rich terrain. The river bottoms are productive areas with native range, fescue, and improved coastal bermuda. Soils on the upland areas are mostly Shidler stony silty clays (approximately 50%+ of the ranch) and the balance is mostly Osage Clay, Claremore Silt Loam, and Verdigris Clay Loam.

Approximate breakdown of acreage:

- 50% open pasture and native mixed timber on upland areas

- 25% bottom pastures

- 12.5% bottom woods along the river

- 12.5% upland woods

- 1/3 of the ranch lies within the 100 year flood plain

- There is one 50 acre parcel of which the sellers own a 4/25th interest. See map for details.

Water: The ranch's main water feature is frontage on about 5.5 miles of Caney River, with some land holdings on the other side. Groundwater comes from the Cherokee Group aquifer, and all of Oklahoma lies within a OCWP Watershed Planning Region. Several stock ponds are located throughout the ranch, and the ranch gets an average of about 35-40" of rainfall annually.

Location: The ranch is located in northeast Oklahoma, approximately 20 miles northeast of Tulsa. It is north of highway 20 between Claremore and Owasso in the middle part of western Rogers County. Access is via NS 4080 Road which turns into E. Ranch Road, which is paved from State Highway 20 to the gate. No public roads cut through the ranch. 911 address: 17995 South Ranch Road, Claremore, Oklahoma 74017



Wildlife: The whitetail deer population is healthy and abundant across this game ranch and the turkeys also have excellent habitat along the river. The ranch lies in the far northeastern edge of the Rio Grande Turkey population for the state.

Cattle: Carrying capacity could be as much as 350 AU for this general blend of native grasses and forage as well as mixed woods. Current range conditions of the ranch have supported a current stocking of about 250 AU. There are two sets of working pens. Fencing conditions along the south border are in good shape, but other areas are fair. The river serves as a natural livestock barrier in some areas near the river bottom but in other areas better fencing would be required to keep cattle from crossing the river.

Utilities: Rural water (4" line) near the main gate (Water District #3), and electricity near the south fence line (Verdigris Valley Co-Op)

Minerals: Total mineral ownership is unknown, and the ranch is not being offered with any of the mineral estate. There is old shallow production on the ranch.

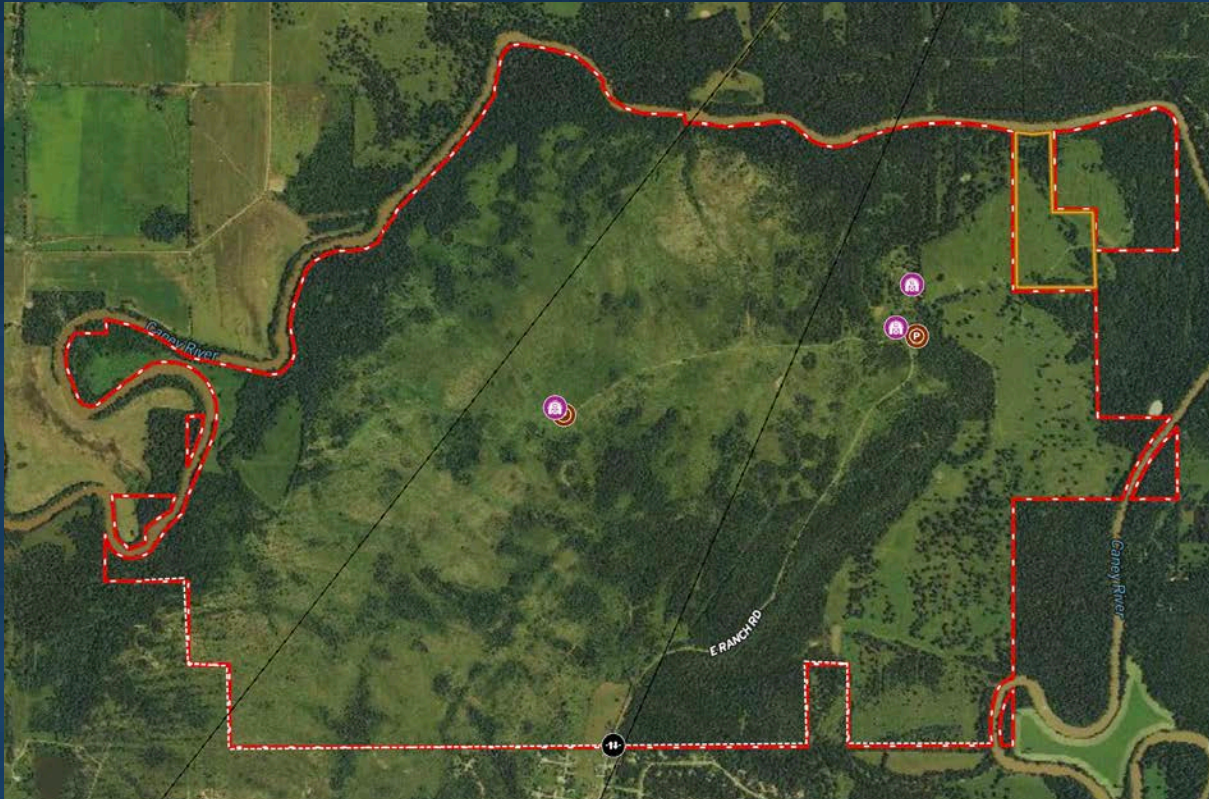
Easements: There are three utility easements on the ranch: two buried gas lines and one power transmission line running northeast/southwest on the western third of the ranch.

Taxes: The annual property taxes are approximately \$4,000 and the ranch is taxed with an agricultural valuation.

Zoning: Current PUD zoning (Planned Unit Development)

Improvements: None.

MAP



The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate or Oklahoma real estate should investigate any concerns regarding a specific real property to their satisfaction.

When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC.



OKLAHOMA REAL ESTATE COMMISSION

What You Need to Know About Broker Services

A real estate broker may work with one or both Parties to a real estate transaction. *The Oklahoma Broker Relationships Law (Title 59, Oklahoma Statutes, §858-351 – 858-363) allows a real estate firm to provide brokerage services to both Parties to the transaction. This could occur when a firm has contracted with a seller to sell their property and a prospective buyer contacts that same firm to see the property. If the prospective buyer wants to make an offer on the property, the firm must now provide a written notice to both the buyer and seller that the firm is now providing brokerage services to both Parties to the transaction.*

Oklahoma real estate brokers have mandatory duties and responsibilities to all Parties in a real estate transaction. *These duties and responsibilities shall be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option or exchange real estate. These duties and responsibilities are to:*

- *Treat all Parties with honesty and exercise reasonable skill and care.*
- *Receive all written offers and counteroffers, reduce offers or counteroffers to a written form upon request of any party to a transaction and present timely all written offers and counteroffers (unless specifically waived in writing by a party).*
- *Timely account for all money and property received by the broker.*
- *Disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act.*
- *Comply with all requirements of The Oklahoma Real Estate License Code and all applicable statutes and rules.*
- *Keep confidential information received from a party or prospective party confidential unless written consent is granted by the party, the disclosure is required by law, or the information is public or becomes public as the results of actions from a source other than the broker. Confidential information includes:*
 - *That a party is willing to pay more or accept less than what is being offered*
 - *That a party or prospective party is willing to agree to financing terms different from those offered*
 - *The motivating factors of the party or prospective party purchasing, selling, leasing, optioning or exchanging the property*
 - *Any information specifically designated as confidential by the party unless such information is public.*

A broker has additional duties and responsibilities only to a party for whom the broker is providing brokerage services. *These duties and responsibilities shall also be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option and exchange real estate. These duties are to:*

- *Inform the party in writing when an offers is made that the party will be expected to pay certain costs, brokerage services costs and approximate amount of the costs.*
- *Keep the party informed regarding the transaction.*

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 services. *The disclosure shall include a description of those steps in the transaction that the broker will not provide and state that the broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.*

Disclosure of these duties and responsibilities is required in writing. *The duties and responsibilities disclosed by the broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.*

Services provided to a tenant do not automatically create a broker relationship. *When a broker provides brokerage services to a landlord under a property management agreement, the services provided to the tenant by the broker shall not be construed as creating a broker relationship between the broker and the tenant unless otherwise agreed to in writing; however, the broker owes to the tenant the duties of honesty and exercising reasonable skill and care.*

For more information, visit www.orec.ok.gov