



# LONE TREE RANCH

OKMULGEE COUNTY, OK



**REPUBLIC RANCHES**

OUR LEGACY IS IN THE LAND

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# LONE TREE RANCH

Lone Tree Ranch is a one-of-a-kind, live-water property located 1 hr south of Tulsa. The ranch features an exceptional secluded lodge among over one thousand acres of Cross Timbers and picturesque lakes. The beauty of the ranch begins at the stone entryway and continuing up the main road looking out over Lake Eufaula and approaching the lodge. This ranch is high fenced in a very private area and is entirely turn-key.

Price: \$3,550,000

# IMPROVEMENTS & WATER



**Improvements:** The Bowman Lodge highlights the ranch and includes approximately 7,000 sq ft of custom and unique living space positioned for heavenly sunsets. Inside one can enjoy an inviting entryway, master chef's kitchen and dining room, luxury bar, 8.5 bathrooms, 6 bedrooms, generous master suite, guide's suite, and gun room with connected FEMA approved F5 tornado shelter. Only a short walk from the lodge stands a cement floor multi-use pavilion. Hidden from the other improvements is a nice shop with split-level cabin on one end. A 5 stand sporting clay range just outside the cabin and also an asphalt sporting clay course that completes the ranch. All improvements will convey furnished.

**Water:** The ranch contains 12 ponds, 3 lakes (4 ac, 4 ac, & 3 ac), and one live-water creek. The amount and spacing of water on this ranch will be beneficial for any operation. The improvements are serviced by 3 deep water wells located by the cabin.

# LAND & WILDLIFE



**Land:** The views on this ranch are truly exceptional with elevation changes of 300 feet or more. The majority of the property, roughly 925 acres, is high fenced and in great condition with a contiguous 160 acre low fence tract offering many hunting options. A few blinds and game feeders have been placed throughout the ranch — 75% is wooded containing traditional Cross Timbers and some Bermuda pasture with also 2 wildlife food plots.



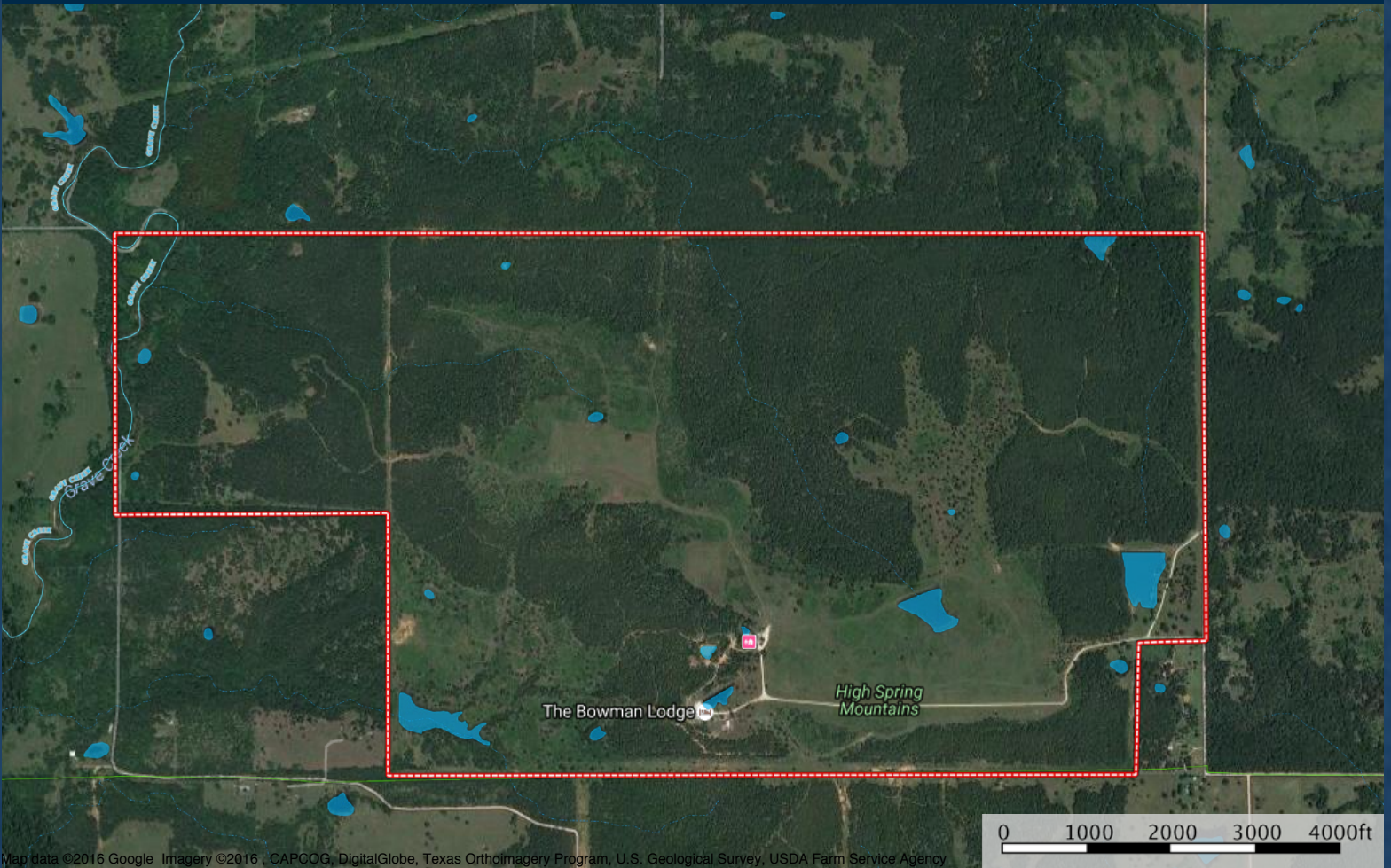
**Wildlife:** Lone Tree Ranch is home to a healthy heard of white-tailed deer including some good bucks and also a sound population of quail, turkey, and dove. The larger pond and all the lakes have been stocked with fish and are covered with waterfowl in the fall and winter.

**Location:** The property is located 1 hour South of Tulsa in the Southeastern corner of Okmulgee County. The ranch can be accessed off of S 350 Rd. Oklahoma City is 1.5 hrs and Dallas is 3.5 hrs away.

# MAP

## Lone Tree Ranch

Okmulgee County, Oklahoma, 1085.0 AC +/-



Map data ©2016 Google Imagery ©2016 CAPCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

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](http://www.orec.ok.gov)*