

# NORTH CANADIAN RIVER RANCH

1,230 ± ACRES | WOODWARD COUNTY, WOODWARD, OK

REPUBLIC  RANCHES LLC  
*Our Legacy is in the Land*

**BRYAN PICKENS**  
Partner/Broker Associate  
214-552-4417

[bryan@republicranches.com](mailto:bryan@republicranches.com)

[REPUBLICRANCHES.COM](http://REPUBLICRANCHES.COM)

An aerial photograph of a large ranch property during the golden hour of sunset. In the foreground, a calm pond reflects the warm light of the setting sun. To the right of the pond, a large, single-story lodge with a blue roof and white walls is nestled among lush green trees. The background shows rolling green hills and a dense forest of trees under a sky with soft, wispy clouds. The overall scene is peaceful and scenic.

# NORTH CANADIAN RIVER RANCH

The North Canadian River Ranch is an impeccable live-water hunting and recreational trophy property which stands out from other ranches on the market. It has diverse terrain, a terrific lodge on a serene setting complete with a top-notch grass airstrip, and is quiet, remote, and full of game and outdoor opportunities typical for this part of the state. This northwest Oklahoma ranch has an excellent blend of rolling sand hills, grassland meadows and productive cultivated areas, prime habitat for whitetail deer, bob white quail, and rio grande turkeys.

Price: \$2,850,000



★ Woodward County

★ Luxury log cabin hunting lodge

★ 4 water wells

★ 2 fishing ponds

★ 1,230 +/- Acres

★ 3 main pastures for cattle

★ Whitetail deer, quail, abundant game

★ 2.3 miles of North Canadian River

Improvements: The luxury log cabin hunting lodge was completely remodeled in 2008, complete with a new roof and exterior stone. It has approximately 4,400 sf of living space, and approximately 2,000 sf of porch area. The setup is excellent for large groups or families.

5 bedrooms, each with a full bath. (4 bedrooms + 1 master suite)

Stone tile flooring, hand-scraped hardwoods, and granite countertops.

Two geo thermal heating/cooling units.

Covered porch overlooking the lake to the south.

Screened in porch overlooking the lake to the south.

High-end appliances and advanced water filtration system.

Sprinklered irrigation system for the entire yard.

3,600' machine shop – remodeled in 2015.

Insulated and complete with utilities, office space, and bathroom.

The 3,500' grass airstrip has a high fence around most of the runway.

Dog kennels – 4 compartments and concrete flooring

125'x 60' high fenced garden area.

Land: This ranch lies in the mixed-grass prairie ecoregion of the state. It has sand hills and rolling terrain with native grasses, oak motts, and plum thickets. Most of the red cedars have been removed over time. The higher areas are mostly Tivoli fine sand, with the more loamy sand soils along and near the river. Several food plots were planted in wheat last winter providing good supplemental forage for wildlife.

Water: 2.3 miles of North Canadian River frontage with access to the river on both sides.

4 water wells (including one windmill) service the ranch. Area wells are typically around 60-100' deep, producing around 5-10 gpm from the Ogallala aquifer. 3.75 acre lake, stocked with fish. Two fishing docks. 2 fishing ponds, stocked with fish, and one stock tank. The homes and barns are serviced by both well water and community water, and the ranch gets an average of about 25" of rainfall annually.

Location: The ranch is located in southeast Woodward County, approximately 10 miles northwest of Seiling, Oklahoma. It is on the north side of US Hwy 183, and is 115 miles from Oklahoma City, 200 miles from Amarillo, 180 miles from Wichita, and 195 miles from Wichita Falls.

Cattle: There are three main pastures, all of which are fenced out of the river. One main north/south fence bisects the ranch, and intersects with a modest set of working pens.

Minerals: There is no production on the ranch, and the ranch owner does not own any of the mineral estate.



Easements: There is one easement on the ranch. It is a buried gas line and is on the far eastern edge of the ranch.

Hunting Stands and Feeders:

3 deer hunting blinds

6 tree stands

18 quail feeders (150 lb and 350 lb)

6 deer feeders (350 lb)

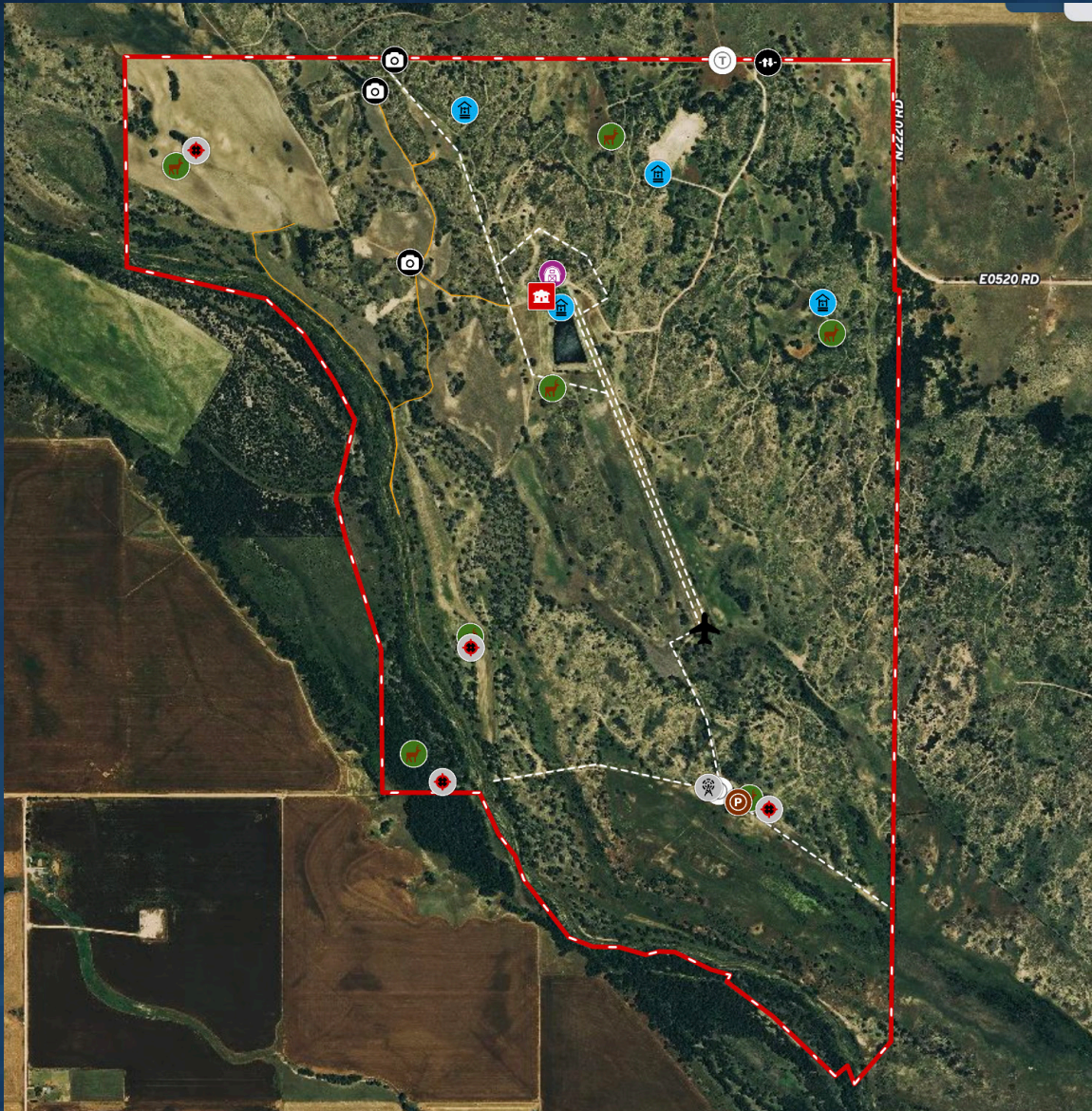
2 protein feeders (2,000 lb)

1 cake feeder (50,000 lb)

Equipment and furniture can be negotiated with a separate personal property contract

Taxes: The annual property taxes are approximately \$4,400 and the ranch is taxed with an agricultural valuation.

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