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The Ranch 23 | Pittsburg, Oklahoma | \$995,000



Executive Summary

The Ranch 23 property is a well-improved 160±-acre recreational, high-fenced property in Pittsburg, Oklahoma. Centrally located two hours from Dallas, Oklahoma City, and Tulsa, the property features a thoughtfully updated main lodge and a separate barndominium for hosting paid hunters or guests, both enhanced with recent renovations, including new doors, paint, cedar trim, added and upgraded bathrooms, polished concrete floors, updated hardwood floors, and modern fixtures. A newly constructed 560±-square-foot concrete patio extends the outdoor living space.

Additional improvements include a new well house with new concrete, pumps, and equipment, a shooting pavilion, an equipment storage barn, and a shop building. The ranch maintains approximately 40 acres of tillable ground, producing hay and yielding roughly 25 round bales annually.

Water resources are a key highlight, with two creeks and three stocked ponds supporting bass, crappie, perch, and bait fish. The land is a balanced mix of open pasture and mature timber, including red oak, hickory, birch, walnut, pecan, pine, and Osage trees. Select timber management and clearing have enhanced native grasses while preserving mature hardwoods, and a manicured main yard is complemented with mature red oak trees and pecan trees.

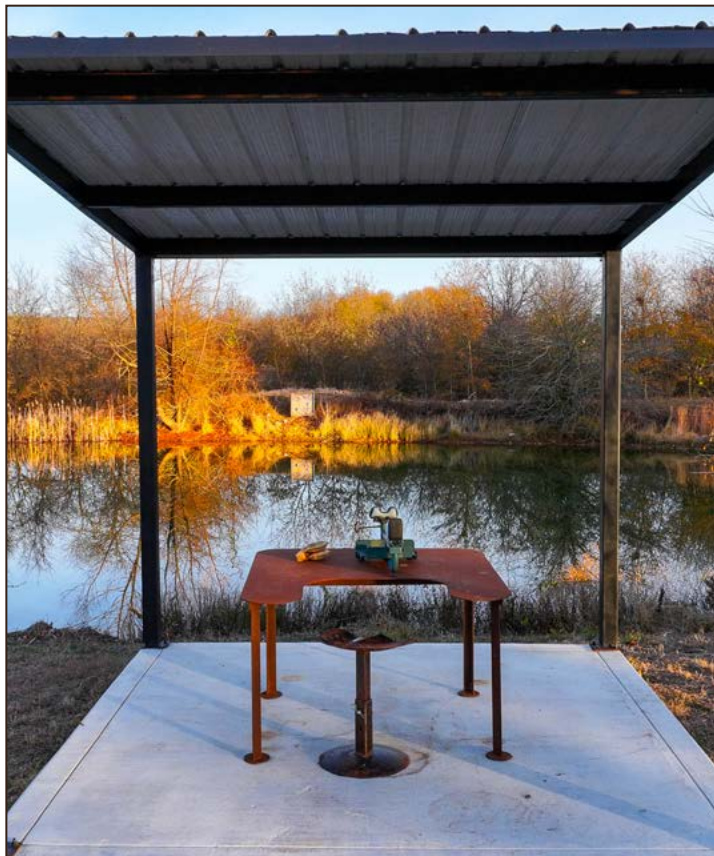
Offered with an extensive list of new furnishings and added fixtures, this property presents an opportunity to acquire a sensibly improved, high-fenced Oklahoma property with strong recreational appeal, and diverse land features. The perimeter fence is currently high-fenced; a low fence is outside the high fence. The seller is willing to remove the high fence at no cost to the buyer after closing and funding.



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Just The Facts

- 160± acre recreational and hunting property
- Updated three-bedroom, two-bathroom home with recent interior and exterior renovations
- Separate updated and furnished barndominium living space
- New 560± square foot concrete patio
- Three stocked ponds with bass, crappie, perch, bait fish, and sterilized grass carp
- Additional small house for the ranch manager or a guest
- Approximately 40 acres of tillable ground are currently in hay production, producing about 25 round bales
- Mix open pasture and mature timber, including red oak, hickory, walnut, pecan, and pine
- New covered shooting pavilion with a concrete pad and target range
- Multiple outbuildings, including a new tool room, a well house, a tool building, and equipment storage

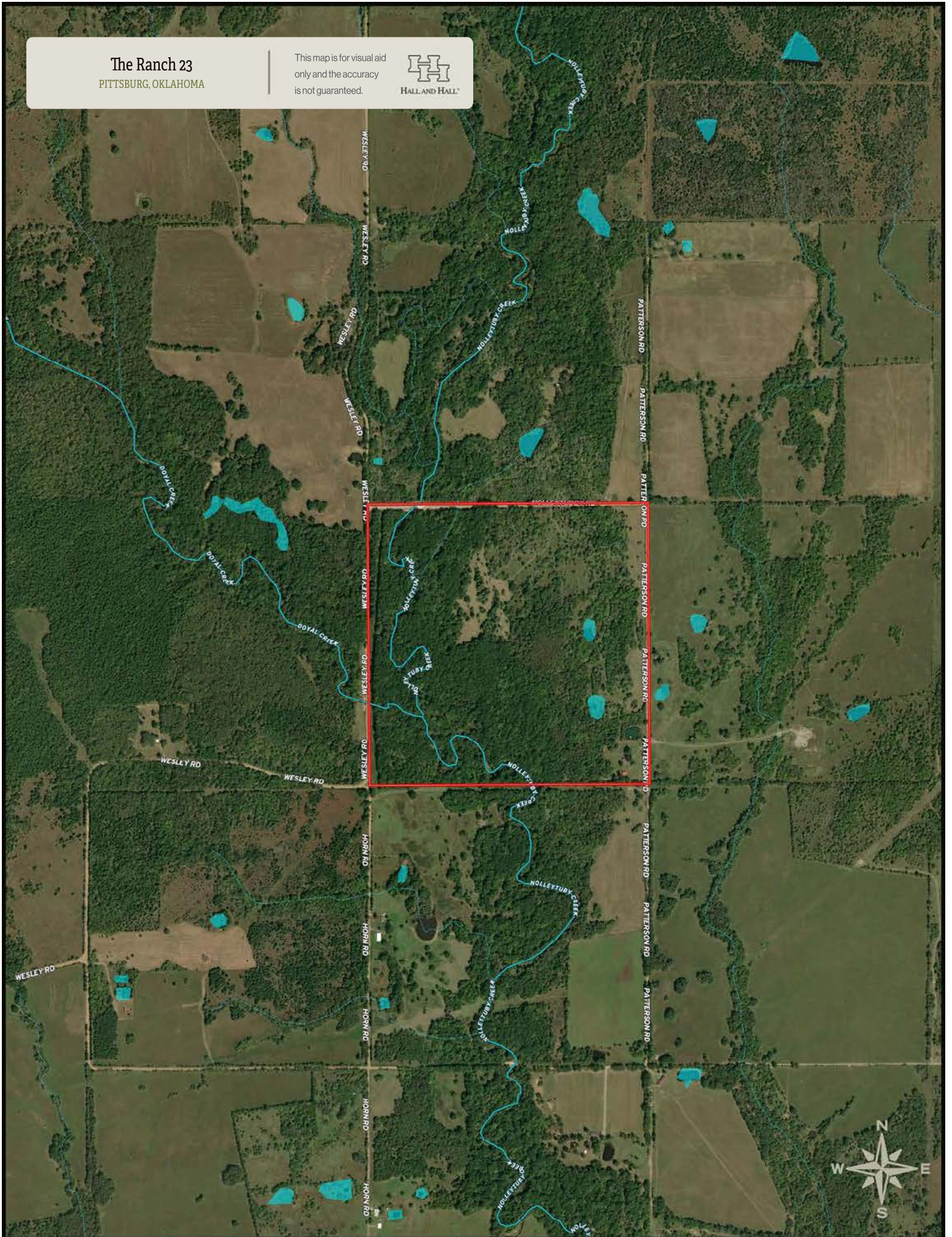


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The Ranch 23
PITTSBURG, OKLAHOMA

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