

SUTTER RANCH

Ellis County, Oklahoma

12,642 +/- Deeded Acres, 160 Acres State Lease, 160 Acres Free Use

12,962 +/- Total Acres

*Miles of live water, irrigated farmland
outstanding hunting and recreation*



OFFERED EXCLUSIVELY BY:

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It is with great pleasure that we announce the exclusive listing of the Sutter Ranch, which is located in one of Oklahoma's most desirable ranching areas. The ranch is located in the northwestern portion of the state between Shattuck and Woodward, Oklahoma. Access to the property is provided by paved highway frontage and graded county roads. The Woodward Airport is approximately 15 minutes from the property. The runway is 5,500' long and can handle large corporate jets up to 60,000 lbs.

The Sutter Ranch was assembled in multiple adjoining tracts during the 1920's and has been owned by heirs of the Sutter Family for nearly 100 years. Now, for the first time ever, the family has made the decision to sell this outstanding ranching operation.



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Most would agree that the centerpiece of the property is the scenic and very productive Wolf Creek bottom area, which meanders through the southern portion of the ranch for a distance of approximately 7 miles. Elevations throughout the creek bottom are in the range of 2,100 feet and the ranch elevates to approximately 2,350 feet on the hilly uplands on the north portion of the property. Wolf Creek provides year round crystal clear live water, with tree covered surroundings creating a “park like” setting throughout the 7 plus miles of the creek bottom. Typical tree cover includes Cottonwood, Willow, Chinaberry, Locust, Elm, Hackberry, Mulberry, Osage Orange and a sprinkling of Red Cedar. The wooded creek bottom provides outstanding habitat for wildlife, which principally includes Whitetail Deer and Turkey. Soils throughout the Wolf Creek bottom are sandy and/or loamy. The creek itself offers good fishing throughout.



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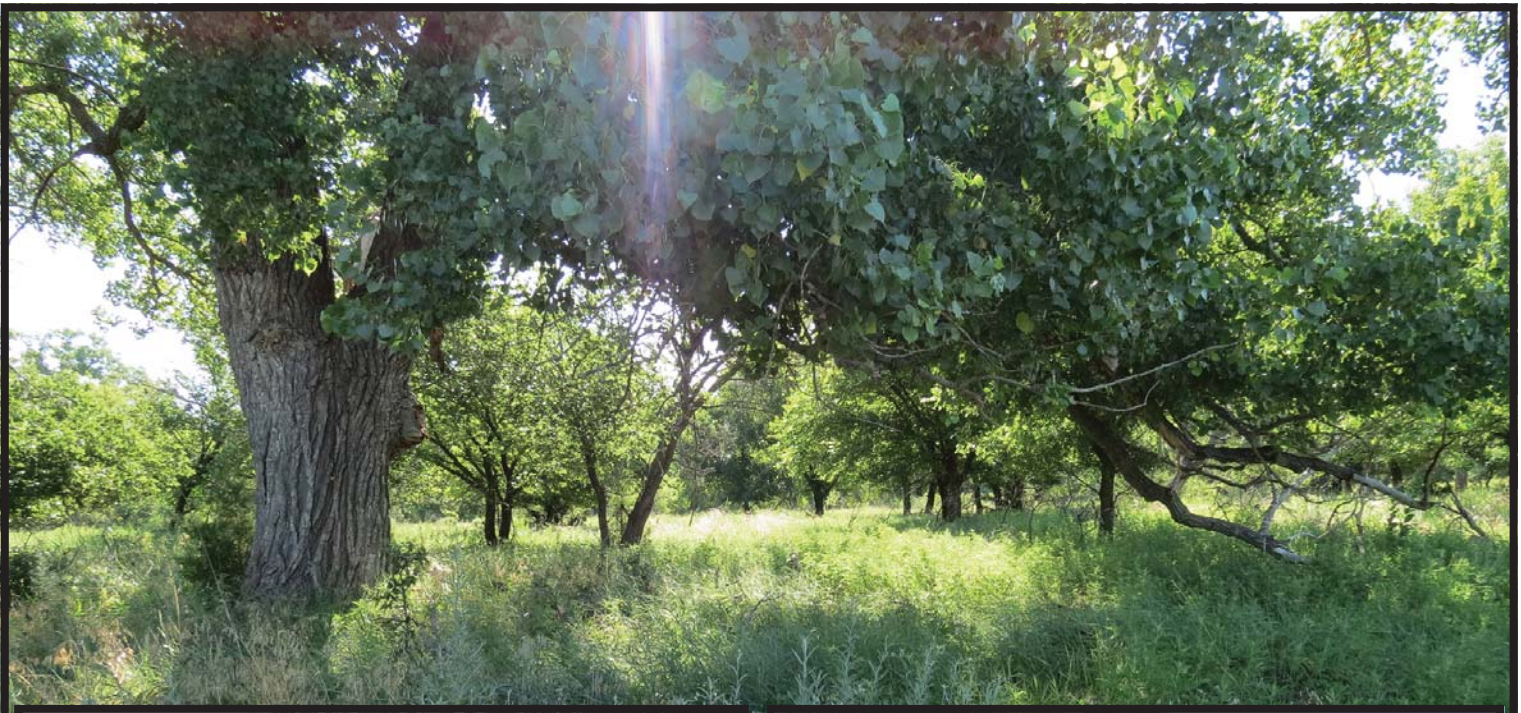


Immediately north of the tree covered creek bottom area, the terrain gently elevates and is fairly level to gently sloping and sometimes undulating. Soils in this area of the property are generally sandy or sandy loam. Throughout this area, the ranch has a fairly open appearance with a turf of mixed native grasses, along with substantial plum thickets, sumac and scattered sage. Some years back, 12 pivot sprinkler systems and irrigation wells were developed, and this portion of the ranch was placed under pivot irrigation. Over the years, all but three of these pivot sprinkler systems were abandoned and these formally cultivated areas are now growing back to native pasture; however, much of these areas still have a canopy of annual weeds and sunflowers mixed in with the returning grass vegetation. These disturbed areas have created superb habitat for quail and dove.





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The remaining three pivot sprinkler systems vary in size, but have 131 wet acres, 183 wet acres and 145 wet acres, for a total of approximately 459 total acres under pivot irrigation. Typically, these irrigated circles are farmed in wheat or hybrid sudan for seasonal grazing or for hay production. To the east of these pivots is a large sub-irrigated native hay meadow, which generally produces several hundred large round bales of native grass hay. The native hay is a combination of Eastern Gama, Switch, several varieties of Bluestem and mixed meadow grasses. This is an extremely productive area of the property. After the hay is baled, this meadow is rested through the remainder of the growing season and is grazed through the winter until the following spring. To the south of Wolf Creek are several dryland cultivated fields containing a total of approximately 50 acres. These fields are generally planted to wheat or oats and baled as an additional desirable feed source.



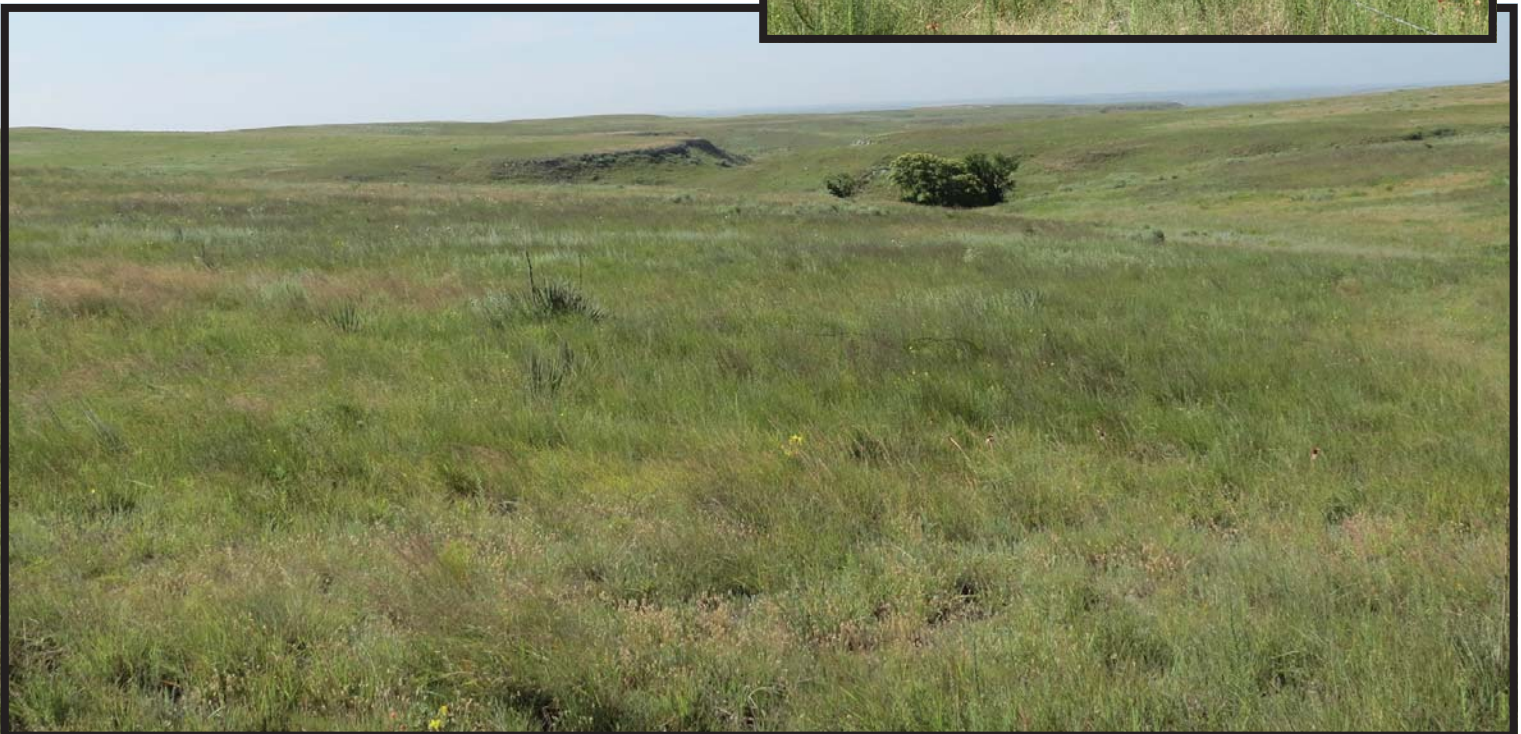


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As the country continues to transition north, the terrain becomes more sloping, hilly and broken with several major drainages, all descending to Wolf Creek. The soils in this area of the ranch are loamy with limestone rock outcrops common along the steeper sloping areas of the ranch. Grass vegetation includes side oats, gramma, brome and several varieties of bluestem.

The ranch is fenced and cross fenced into approximately 20 pastures, traps and cultivated fields.





The property is considered to be extremely well watered with live water in Wolf Creek and Twenty Five Mile Creek, windmills, electric submersible wells, one solar well and a small amount of pipeline watering. The water quality is generally excellent, being in the Ogallala Aquifer. The irrigation wells reportedly have capacities of around 800 – 900 gallons per minute each. It would be hard to find a better watered ranch.



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In 1971, the Oklahoma Water Resources Board granted the Sutter Ranch beneficial use of 4,472 acre feet of groundwater rights for irrigation use for the purpose of irrigating up to 3,200 surface acres. These water rights will convey with the ranch.

In 2004 Sutter Ranch also obtained a permit from the Oklahoma Water Resource Board to produce 15,684.9 acre feet of groundwater per year for the purpose of municipal and rural water use. This permit allows 1.4 acre feet of water to be pumped per surface acre. Currently, Sutter Ranch is applying to the Oklahoma Water Resource Board for a similar permit for an additional 2,016 acre feet of similar water rights. Sutter Ranch proposes to retain an interest in the ownership and rights of use of these water rights, such that seller will be entitled to receive 25% of the gross proceeds from any grant, lease, dedication, reservation, sale, or other transaction respecting all or any portion of these “municipal use groundwater rights”.



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In 2011, the Sutter Ranch enrolled a portion of the property in the Lesser Prairie Chicken Habitat Conservation Plan with the Oklahoma Department of Wildlife. This Conservation Plan is in effect until June 30, 2021. The Plan covers approximately 5,429 acres of the ranch and also includes an adjoining 1,571 acres of the property, which is designated as a buffer area.

The stated purpose of the Lesser Prairie Chicken Habitat Conservation Plan is to “Accomplish the habitat protection, development, restoration objectives, and for enhancement” to protect the Lesser Prairie Chicken. During the term of this contract, the participants agree they will not construct any tall man-made structures in the habitat area, such as wind energy towers or planting of tall trees. This program requires the landowner to construct fire breaks, monitor grazing and conduct prescribed burns in certain areas. The landowner is required to construct at least one (8’ x 8’) livestock exclusion pen in each pasture enrolled in the program and place “clips” along fences in appropriate areas.

The Oklahoma Dept. of Wildlife pays Sutter Ranch approximately \$30,000 per year for their participation in the program, plus compensation for constructing fire breaks and prescribed burns. A new owner will be required to continue good grazing practices and to conduct prescribed burns in accordance with the program agreements in order to continue to be eligible for such payments.

In addition to the 12,642 deeded acres, more or less, a 160 acre tract owned by the Oklahoma School Land Trust is leased for grazing by the ranch. This 160 acre tract is positioned inside the boundaries of the ranch, with no public access. The current rate of this lease is \$11.25 per acre per year. Each lease is based on a five (5) year term, and the current lease expires December 31, 2018. This lease is transferrable to the new buyer. There is also a 160 acre Free-Use tract located in the southwestern portion of the ranch. This tract is not fenced and has no developed water. The continuation of grazing use of this Free-Use tract cannot be guaranteed, but this tract has been used by the ranch for many years.



The Sutter Ranch is considered to be adequately improved for the day to day operation of the property. The main headquarters consist of a framed house, mobile home (office) and outbuildings. Other nearby structural improvements include an older, but very well kept frame Ranch Manager's home and a nearly new metal barn. There are also three sets of livestock working/shipping pens on the ranch.



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Recreation, hunting and fishing are major components of the Sutter Ranch. Whitetail Deer and Turkey literally flourish in the wooded creek bottom areas. Quail and dove are in abundance throughout the property, as well as pheasant. Mule Deer are occasionally viewed in the more open hilly and broken areas found on the north side of the ranch. Of course, portions of the ranch are also viewed as very desirable Lesser Prairie Chicken Habitat. Fishing is generally good in Wolf Creek. Channel Catfish and Largemouth Bass make for an exciting fishing experience and the bow fisherman will enjoy fishing for Carp and Drum.

The irrigated cultivated land is adjacent to the wooded creek bottom country. When this land is planted to wheat and/or hybrid sudan, it becomes a magnet for the huge deer population found throughout the protected creek bottom, and it is not uncommon to view hundreds of deer in the early morning or late evening grazing this lush forage.

The Oklahoma Dept. of Wildlife currently offers three firearm seasons for deer, being Youth Season (Oct. 16-18), Muzzleloader (Oct. 24-Nov. 1) and Rifle Season (Nov. 21-Dec. 6). Archery opens Oct. 1 and runs through Jan. 15. From time to time, elk have been sighted on the Sutter Ranch. In recent years, the Oklahoma Dept. of Wildlife has granted a two elk quota for this area (Northwest Zone), and the bag limit is one elk regardless of sex.

The State of Oklahoma is on every serious whitetail hunters watchlist every year for trophy deer, and the genetics found on the Sutter Ranch should satisfy even the most seasoned whitetail hunter. Game management has been a tradition on this ranch and it shows in the quality deer that flourish on the property. Both typical and nontypical heavy antlered deer are common on the ranch as well as genetics for drop-tines and split brow-tines. Hundreds of recent trail-cam pictures are available on our website: www.chassmiddleton.com.

The Oklahoma Dept. of Wildlife offers assistance in furthering the management of whitetail deer through programs such as the DMAP (Deer Management Assistance Program). This program is aimed at intensively managing deer herds on private lands. More information can be found on this at: www.wildlifedepartment.com/wildlifemgmt/deermanagement.htm.





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ALL OF THESE PICTURES WERE TAKEN
ON THE SUTTER RANCH!

VIEW OUR WEBSITE TO SEE MORE!

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The property is located in a desirable ranching area, receiving annual precipitation in the range of 23–24 inches per year. Most moisture occurs during the growing season, which averages approximately 192 days.

The Sutter Ranch is listed at \$16,375,000, or approximately \$1,295 per acre. Property taxes are reasonable, being approximately \$11,600 per year. There is scattered oil and gas production throughout the ranch, and one-sixteenth (1/16) of the minerals currently owned by Sutter Ranch will be conveyed..

The Sutter Ranch is very representative of one of the finest ranches in this area of Oklahoma. This is the first time this long term ownership ranch has ever been offered for sale. The ranch is very well kept and is ready to operate and enjoy. It is seldom that a ranch of this quality and size becomes available. If you are in the market for an established ranching operation with the added bonus of great hunting and fishing, the Sutter Ranch deserves your immediate consideration.



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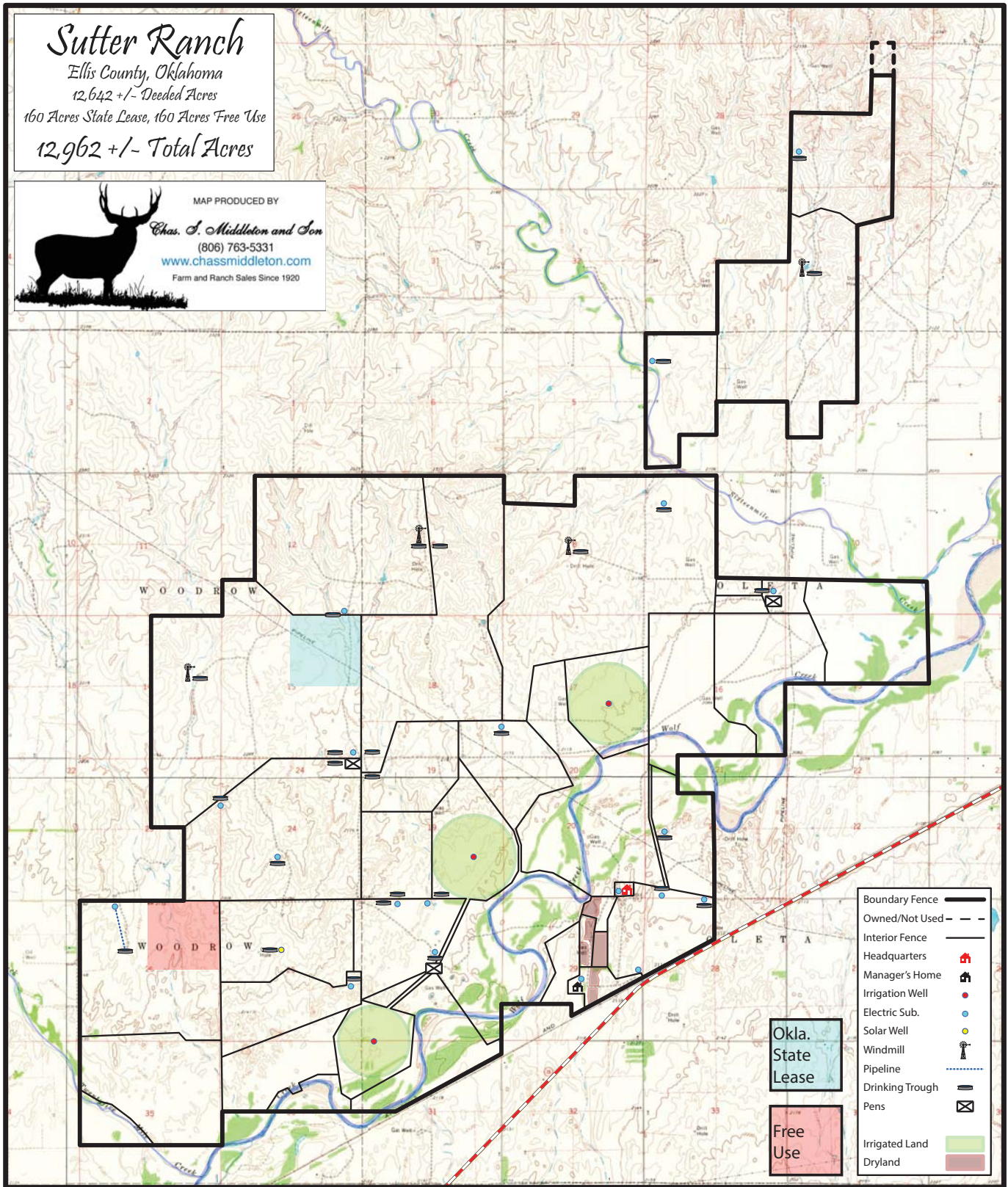
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