

Synar Brothers Ranch

Muskogee County, Oklahoma

1,653 Acres m/l priced at \$2,322,000.00 or \$1,404 per acre



The Synar Brothers Ranch offers an opportunity to mix good grass with recreation. The ranch has exceptional hay meadows with an abundance of wildlife for the avid hunter. This Ranch is comprised of 1,653 +/- acres and is conveniently located about 10 miles South of Muskogee and just at an hour from Tulsa. Plush native grasses mixed with a gentle blend of Bermuda provide a great consistency for your registered or commercial cattle operation. The gentle roll of the topography and partial elevation changes create endless character and views for miles.

G7 RANCHES
LAND - RESIDENTIAL - AUCTIONS

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Climate Conditions

Muskogee is located in the heart of Green Country that has an average growing season of more than 230 days and over 40 inches of rain per year with an average temperature of 72 degrees. Soils are generally comprised of a loam base. Caring capacities in these areas vary depending on management practices, rotation of pastures, fertilizing and weed control along with hay yield production. Though climate conditions are very favorable for max production.

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Cross Roads

The ranch can be easily accessed from just about any point. There are roughly 5 miles of county roads boarding the ranch allowing for easy access in and out of different pastures for hay production, hunting, feeding and maintenance. There are also 3 miles of piped water lines along the perimeter.

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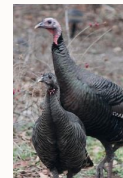
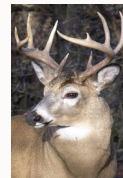
Travel Distances

Synar Brothers Ranch is conveniently located roughly:

- 50 Miles from Tulsa
- 140 Miles from Oklahoma City
- 70 Miles from Ft. Smith, AR
- 230 Miles to Dallas, Texas.

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Hunting & Recreation

Synar Brothers Ranch is an excellent hunting ranch with an abundance of natural wildlife ranging from deer, turkey, coyotes, quail and ducks. Several of the ponds allow for a fun day of fishing. There are plenty of deer hunting possibilities to strategically position recruiting plots, kill plots, ladder stands, tree stands and hunting towers. Feather hunters have the opportunity to hunt several ponds, create future pond development with plenty of acre feet of run-off and to develop different types of quail habitat.

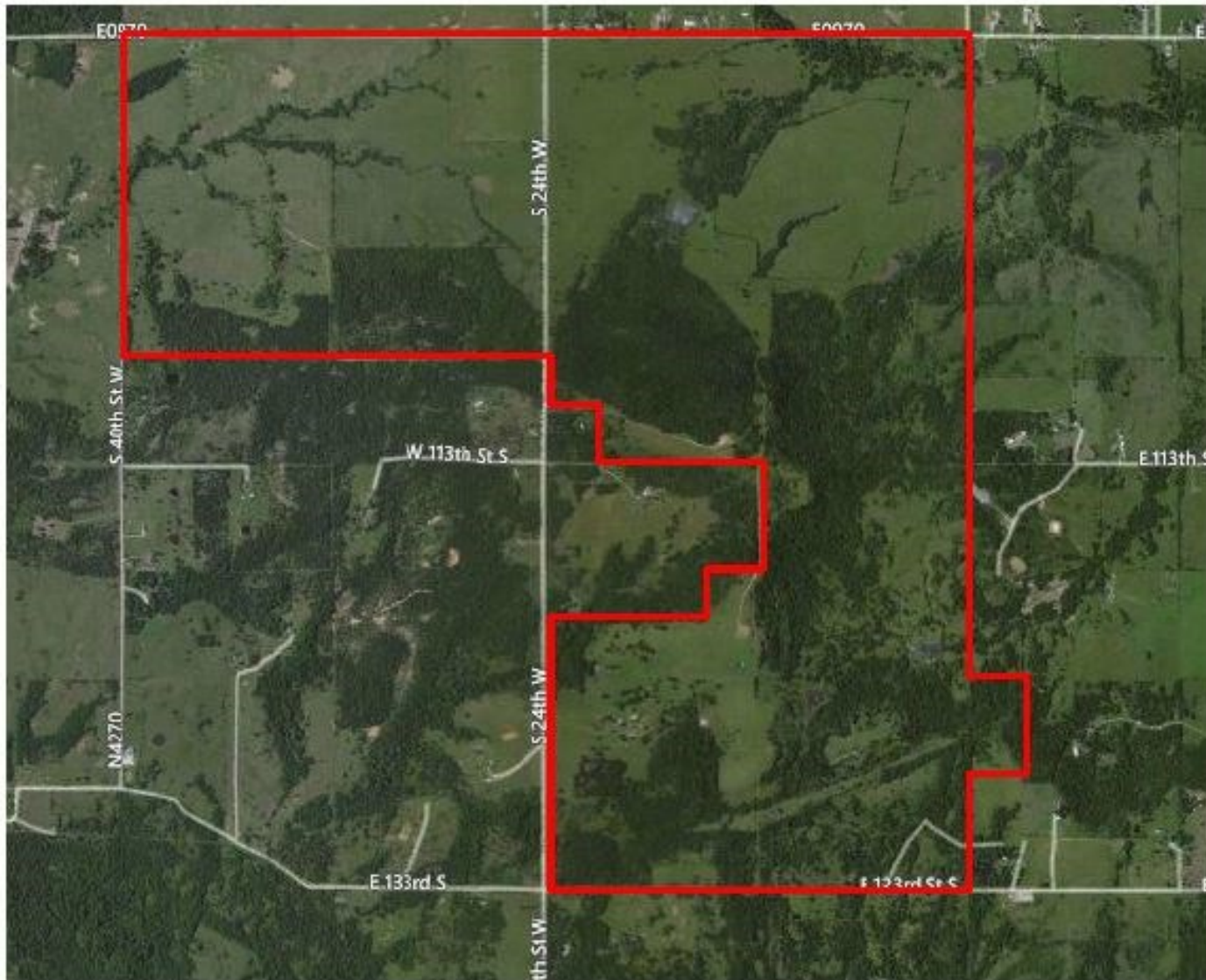
-wildlife pictures are not take from actual property.

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Aerial

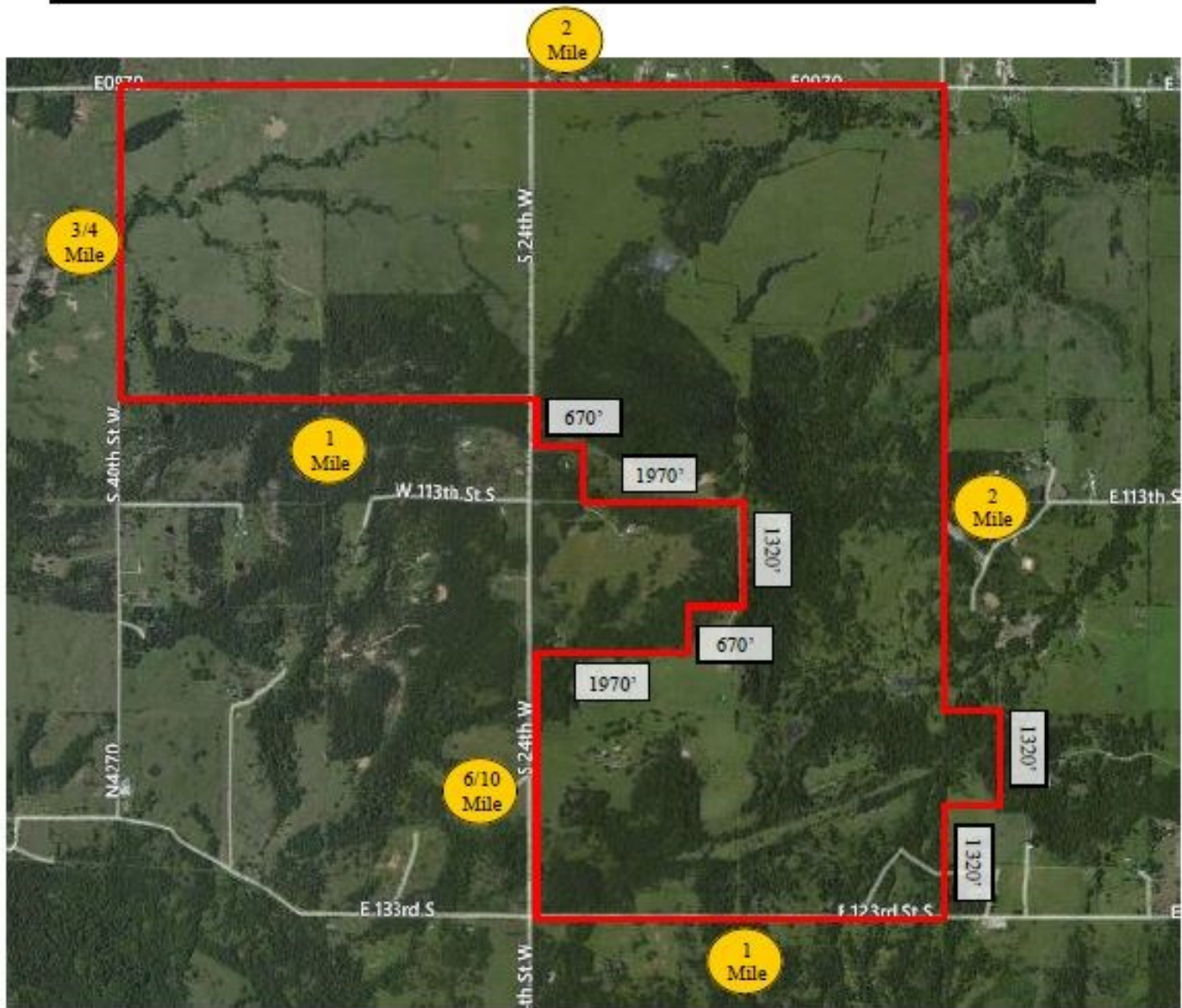
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Muskogee County, Oklahoma (OK4101)				17	Dennis-Vardigis complex, 0 to 12 percent slopes	107.2	11.2%
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	18	Edgers-Laker-McCort association, 0 to 20 percent slopes	78.5	4.8%
2	Bates loam, 1 to 3 percent slopes	125.4	7.6%	20	Edgers-Laker-McCort association, 0 to 20 percent slopes	73.5	4.8%
3	Bates loam, 3 to 5 percent slopes	96.4	5.5%	47	Okfuskee fine sandy loam, 1 to 3 percent slopes	41.5	2.5%
4	Bates loam, 3 to 5 percent slopes, eroded	17.2	1.0%	48	Okfuskee fine sandy loam, 3 to 5 percent slopes	91.3	5.0%
5	Bates-Coweta complex, 1 to 3 percent slopes	48.8	3.0%	50	Okfuskee-McCort complex, 1 to 5 percent slopes	31.4	1.9%
6	Bates-Coweta complex, 3 to 5 percent slopes	9.3	0.6%	52	Perkins silt loam, 0 to 1 percent slopes	60.7	3.7%
7	Cherokee loam, 1 to 3 percent slopes	77.0	4.7%	53	Perkins silt loam, 1 to 3 percent slopes	21.5	1.3%
8	Coweta fine sandy loam, 5 to 12 percent slopes	219.0	13.6%	57	Stigler silt loam, 0 to 1 percent slopes	19.4	1.2%
9	Dennis silt loam, 1 to 3 percent slopes	71.2	4.3%	58	Stigler silt loam, 1 to 3 percent slopes	9.8	0.6%
10	Dennis silt loam, 3 to 5 percent slopes	76.8	4.7%	60	Taloka silt loam, 0 to 1 percent slopes	25.1	1.5%
11	Dennis silt loam, 5 to 12 percent slopes, eroded	18.0	1.1%	61	Taloka silt loam, 1 to 3 percent slopes	253.4	15.0%
12	Dennis-Vardigis complex, 0 to 12 percent slopes	107.2	11.2%	65	Water	0.0	0.0%
Totals for Area of Interest						1,450.8	100.0%

Soil Map

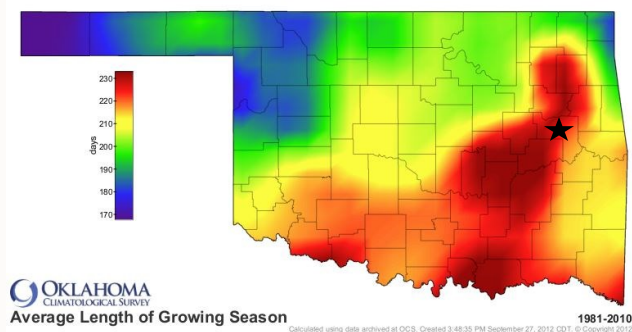
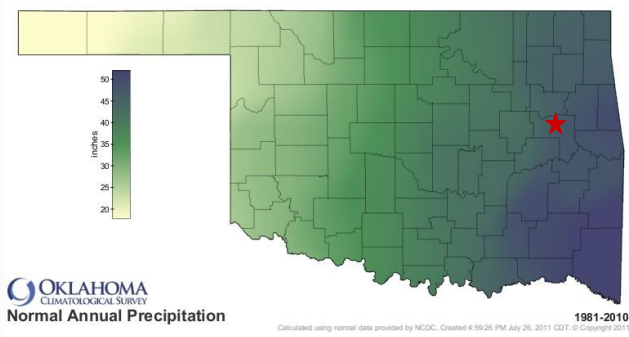
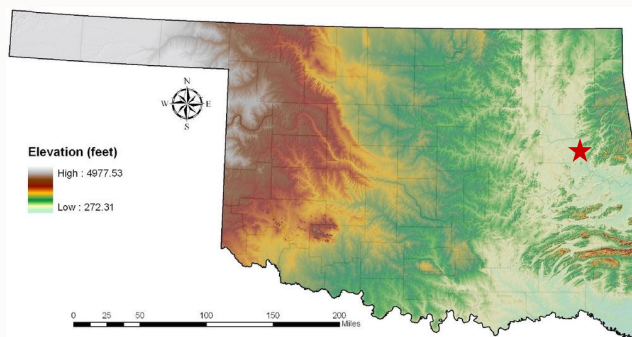
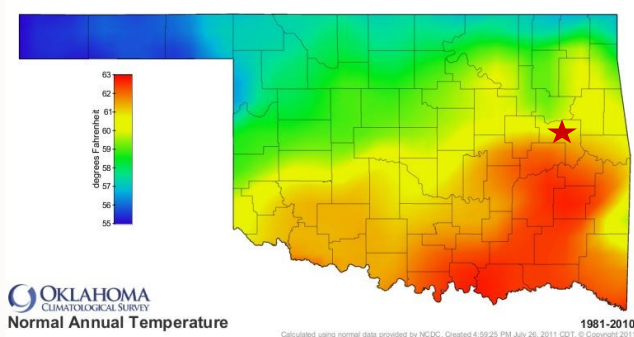
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