

LAND THROUGH A DIFFERENT LENS

ACCREDITED LAND PROFESSIONALS

LET US SELL YOUR LAND

FARM / RANCH / RECREATIONAL / HOMES ON LAND / LUXURY

2920 +/- Acre Working Cattle Ranch



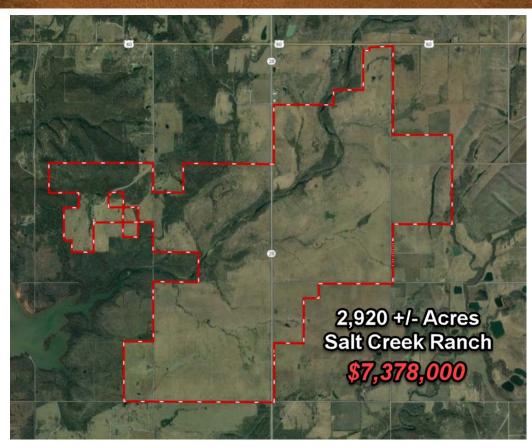


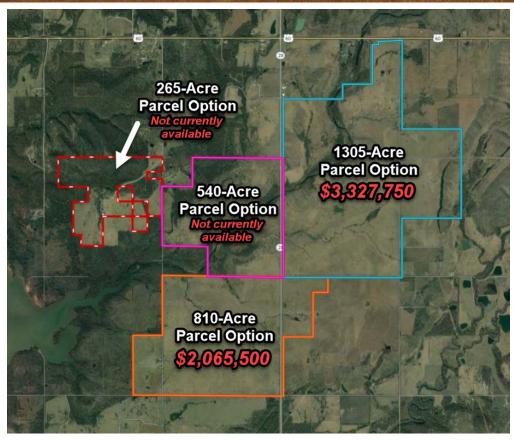
Salt Creek Ranch, Nowata County, Oklahoma



Asking Prices Parcel / Split Options







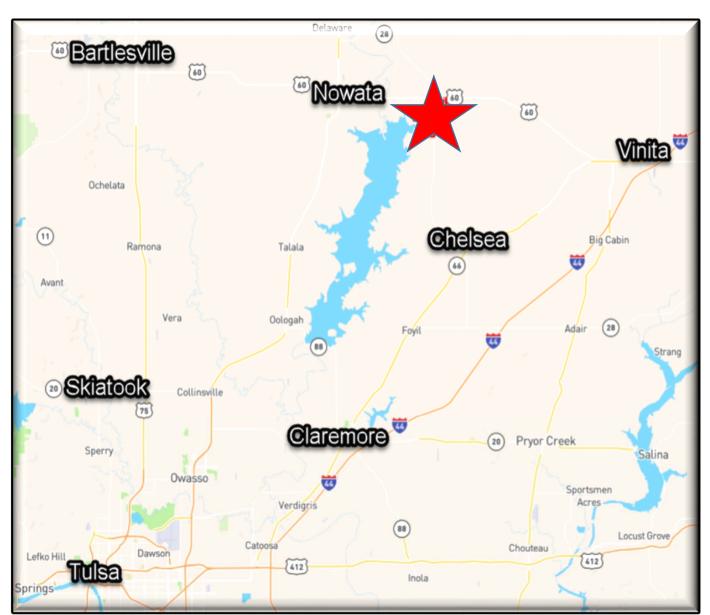
- 2,920 +/- Acres Salt Creek Ranch
 - Asking Price = \$7,378,000
- 1305 +/- Acres (Parcel/Split Option)
 - Asking Price = \$3,327,750
- 810 +/- Acres (Parcel/Split Option)
 - Asking Price = \$2,065,500





Ranch Location





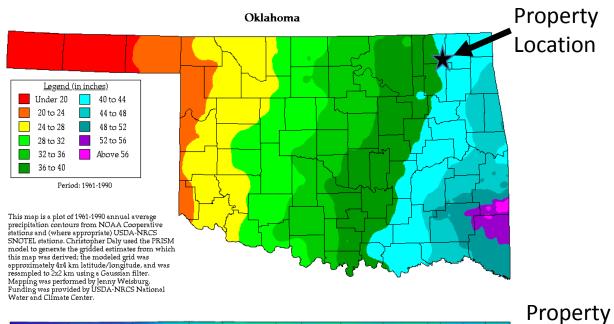
- 55 Miles Northeast of Tulsa International Airport
- 10 Miles East of Nowata
- 17 Miles West of Vinita
- 17 Miles North of Chelsea
- Borders the Northeast Corner of Oologah Lake

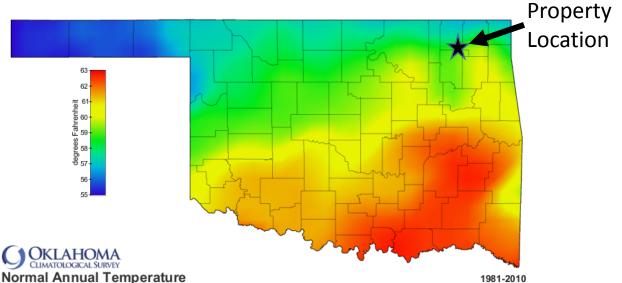


Climate



Average Annual Precipitation





- Average Temperature: 59.8 degrees Fahrenheit (°F)
- Average Low Temp in Nowata: 47.9 °F
- Average High Temp in Nowata: 71.7 °F
- Annual Rainfall/ Precipitation: 41.68 inches of rain on average per year (US AVG is 39 inches)
- Average Annual Snowfall: 5 inches of snow per year (US AVG is 26 inches)
- Sunny Days Per Year: 229 sunny days per year (US AVG is 205 sunny days)
- Growing Season # of Days: Nowata County averages a growing season of 206 days, but plants that can withstand short periods of colder temperatures may have an additional three to five weeks
- Average Wind Speed 8mph

Headquarters



- Main Home is 2,564 square foot, 5-bedroom, 2.5-bathroom
- Office/Ranch-Hand Home is 2-bedroom, 1-bathroom
- Attached and Detached Garage
- 1 Set of Corrals and Working Pens
- 3 Red Iron Open Hay Storage Barns Two- 50' x 75' & One- 50' x 100'
- 4 Stalls in Equipment/Vehicle Storage Building
- 50' x 60' Equipment Shed
- Additional Outbuildings





Additional Improvements





- 11 Pastures and 4 Smaller Traps
- 2 Sets of Corrals and Working Pens w/ Hydrants
- 2 Additional Homes
 - 1 Occupied by Ranch-Hand
 - 1 Being Remodeled
- 2 Hay Storage Pens
- All Fencing in Great Condition

Grasses and Vegetation



This rolling ranch is comprised of improved Bermuda Grass, Fescue, and Clover pastures with a mix of native grass species throughout.

The Salt Creek bottoms boast mature hardwoods including, but not limited to, pecan, hickory, native black cherry, white oak, and red oak trees. The ridge tops are scattered with sparse white oaks, blackberry thickets, plum thickets, and sumac thickets.



Utilities



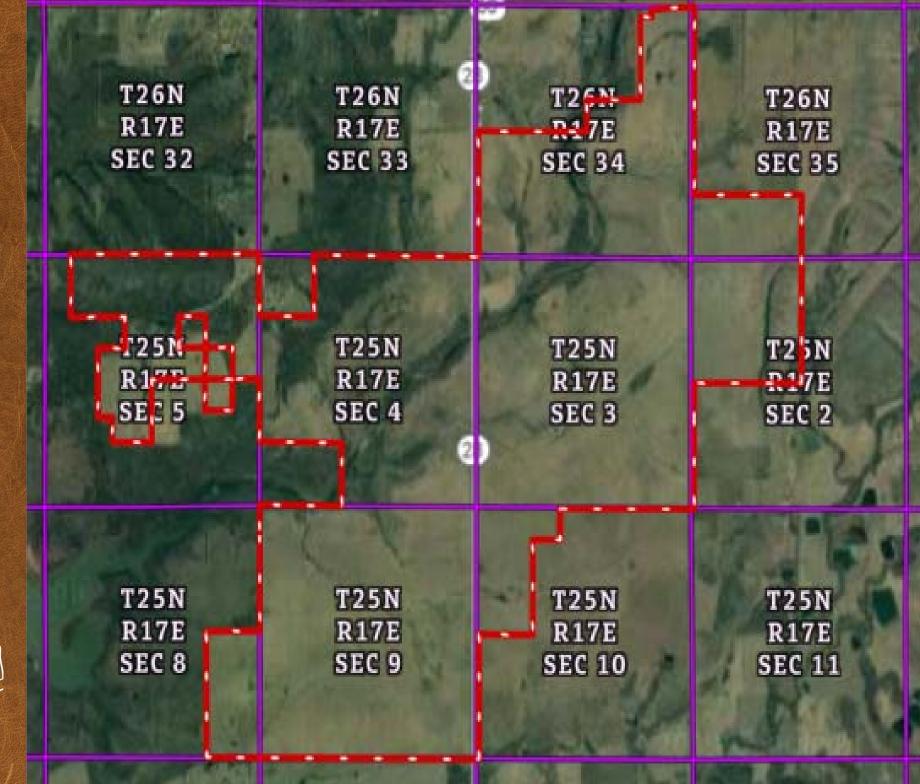
- Water 5 Water Meters Supply Water to All Homes and to Each Set of Working Pens
- Electric Available Throughout PSO
- Internet Hughes Satellite Internet
- Propane Bartlett COOP
- Sewer Septic
- Great Cellular Service AT&T, Verizon

Nearest Vendors



- Stockyards
 - Vinita
 - South Coffeyville
 - Tulsa
- Equipment
 - P&K Equipment, Owasso
 - P&K Equipment, Bartlesville
 - John's Tractor Works & Equip Inc., Vinita
- Feed Store
 - Mid America Feeds, Talala
- Fertilizer/Chemical Company
 - Chouteau Lime, Pryor

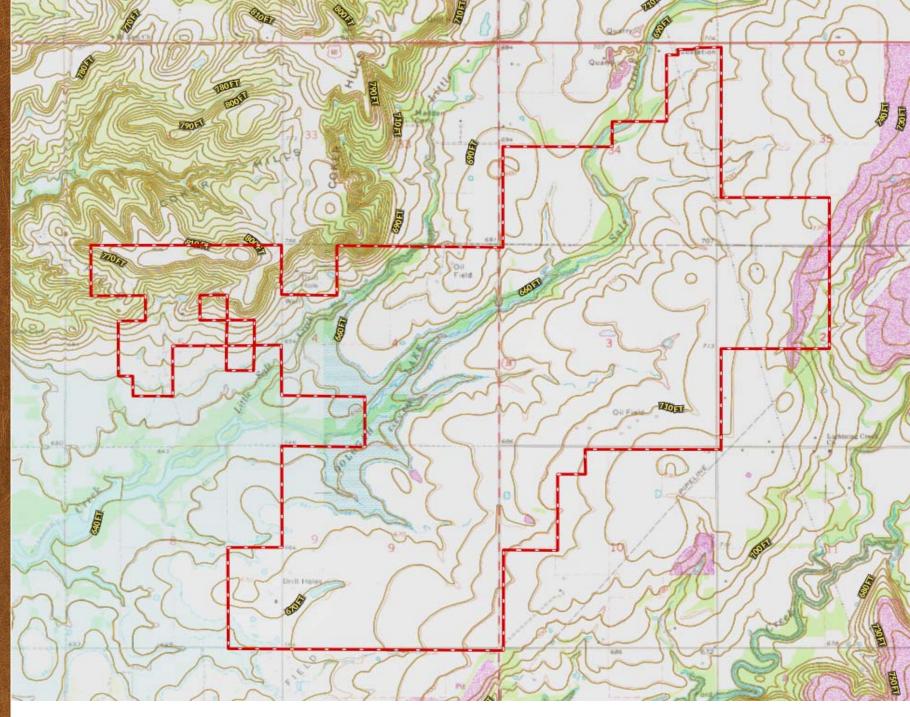
Section Map





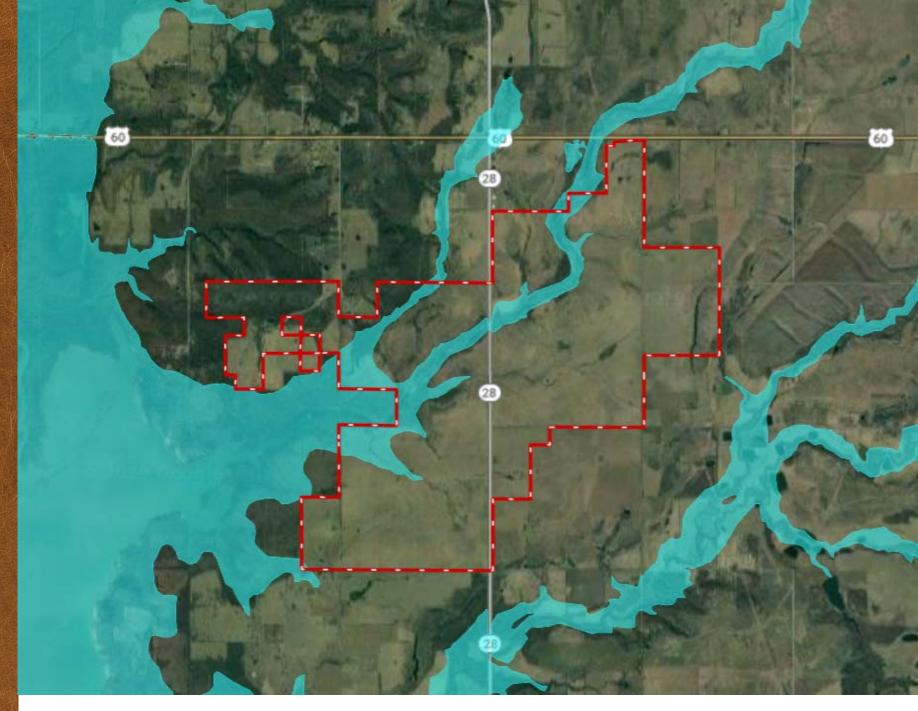
Topographic Map





Elevation Ranges from 650' to 840'

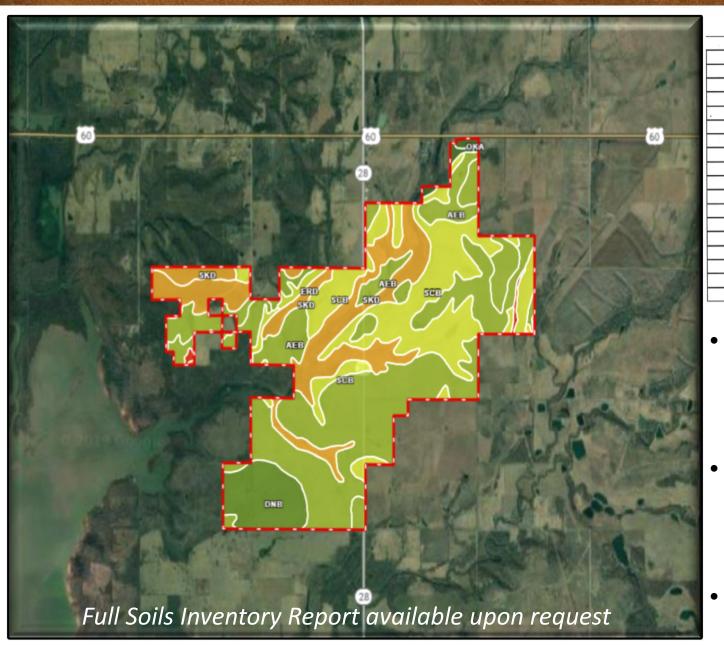




100 Year Floodplain along Salt Creek and Little Salt Creek

Soils Map





Map Unit Symbol		Acres	Percent
	AeB	1160.4	40%
	DnB	207.7	7%
	DnC	125.7	4%
	EHC	101	3%
	ErD	22.5	1%
	KaD	36.6	1%
	Ма	14.5	0%
	OkA	10.6	0%
	Ow	4.3	0%
	PaA	0.7	0%
	PaB	28.9	1%
	RD	1.7	0,%
	ScB	628	21%
	SkD	446.4	15%
	SuC	5.4	0%
	W	7.3	0%
	Wa	15.1	1%
V	VagB	114.5	4%
	Total:	2024.2	100%

- 1,568 acres in Class 1-3 soils including Apperson Silty Clay Loam, Wagstaff Silty Clay Loam, Dennis Silt Loam
- 1,291 acres in Class 4-7 soils, mainly Schidler-Claremore Complex and Schidler-Kiti-Rock Outcrop Complex
- Soil data acreage and deeded acreage slightly differ.



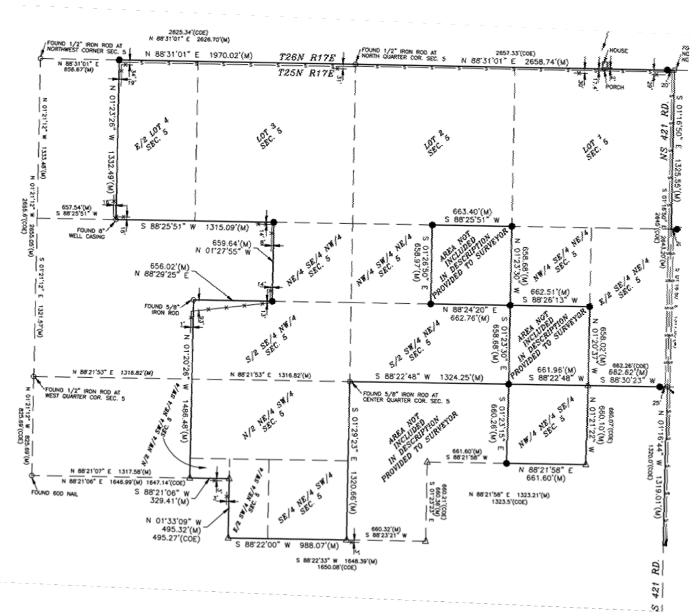


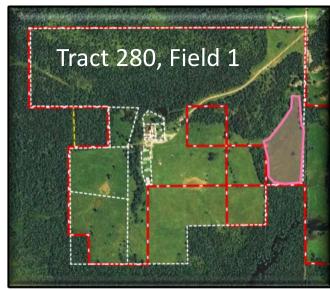
- The following slides will reference the Integrated Pest/Brush
 Management Plan's for the following Target Pests:
 - Western Ragweed, approx. 1745 acres impacted
 - Honey Locust, Hedge and Cedar Trees, approx. 187 acres impacted in Field 2 and 7
 - Sericea Lespedeza, approx. 8 acres impacted in Field 2
 - Blackberry, approx. 8 acres impacted in Field 1

Integrated Pest/Brush Management Plan available upon request





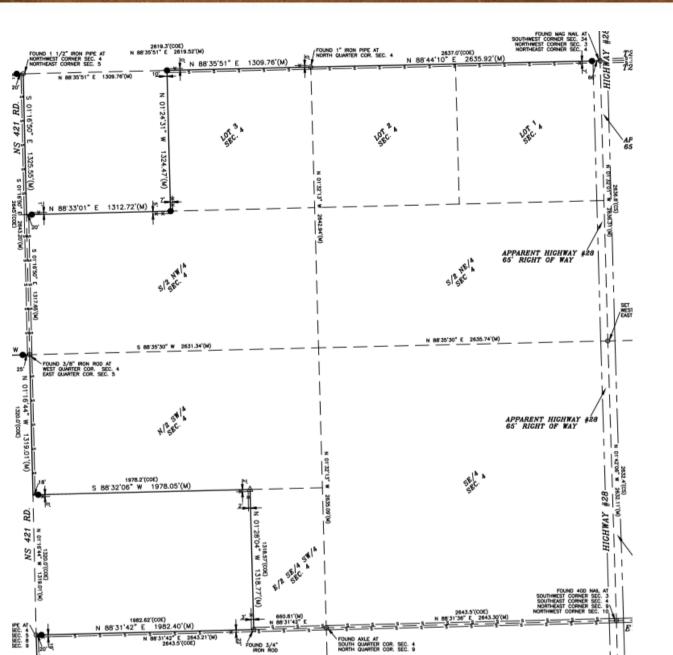


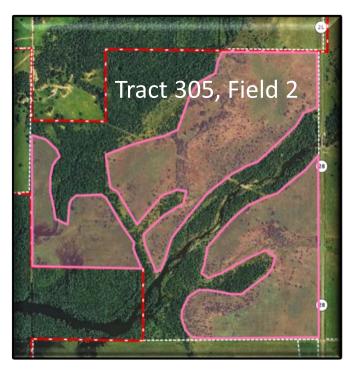


- 321 Acres Pasture Prescribed Grazing (528)
- East 14 Acre Pasture Herbaceous Weed Treatment (315)





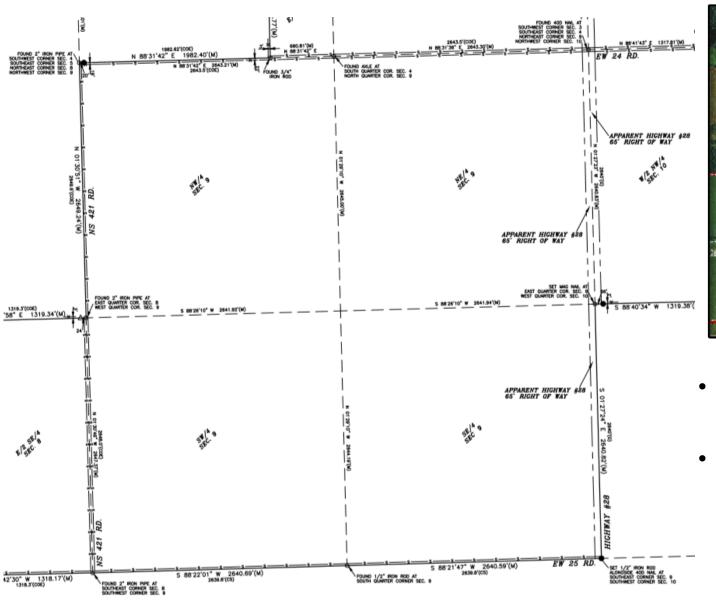




- 534 Acres Pasture Prescribed Grazing (528)
- 135.6 Acres **Brush Management (314)**
- 344 Acres Herbaceous Weed Treatment (315)





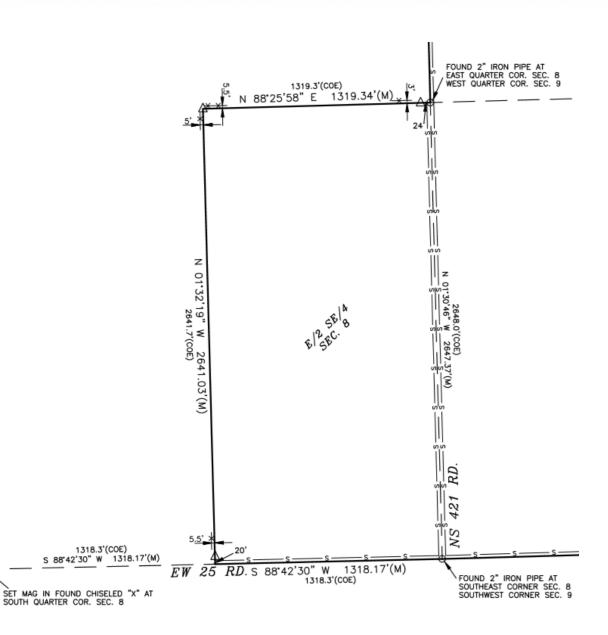




- 638 Acres Pasture Prescribed Grazing (528)
- 638 Acres Herbaceous Weed Treatment (315)





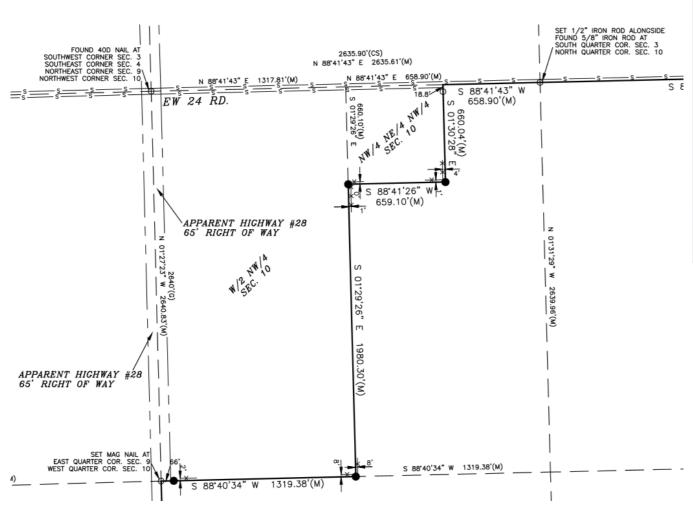




 80 Acres Range Prescribed Grazing (528)









90 Acres Range
 Prescribed Grazing (528)

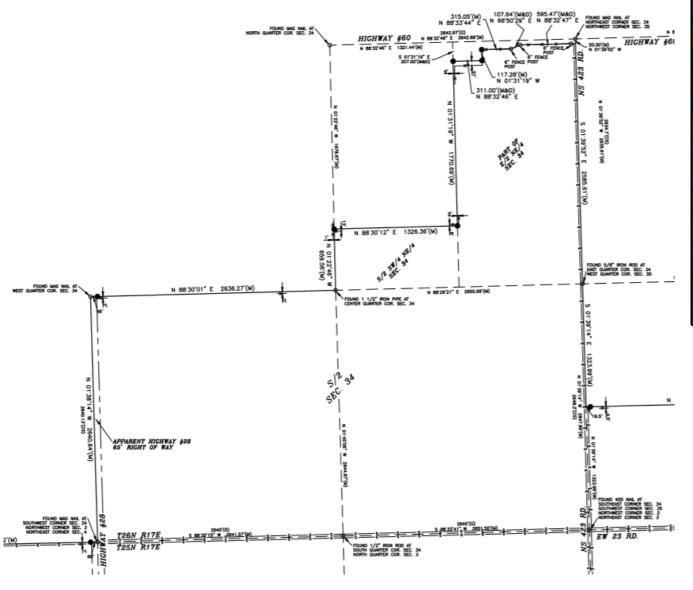










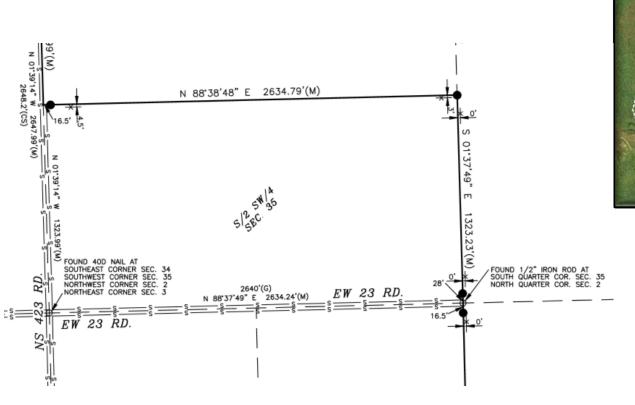




- 406 Acres Range Prescribed Grazing (528)
- 59 Acres Brush Management (314)
- 207 Acres Herbaceous Weed Treatment (315)





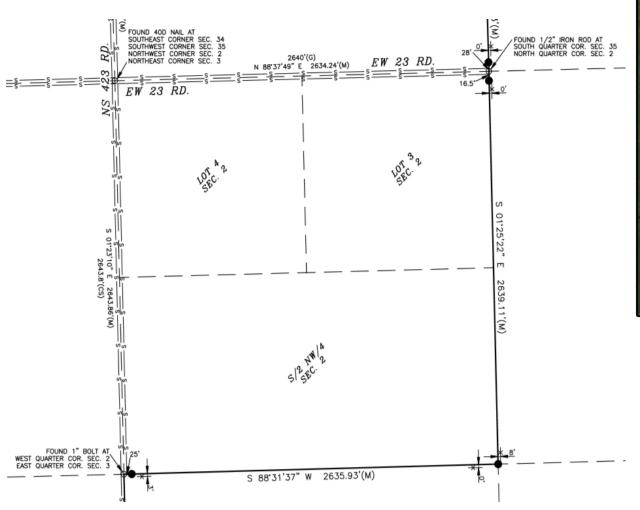




 80 Acres Range Prescribed Grazing (528)





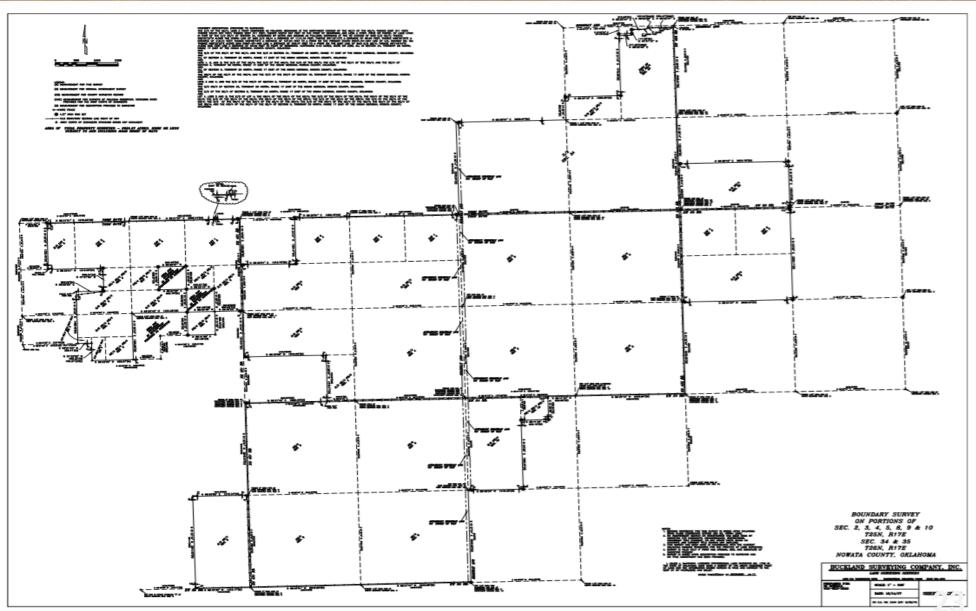




158.2 Acres Range Prescribed Grazing (528)

Survey





Full Survey available upon request

Hunting/Recreational Land





ducks, and wild hogs. Outstanding yielded harvests of Pope & Young bucks, long bearded turkeys, large hogs, and many ducks. The adjoining Corp Land along Oologah Lake offers areas of public land that is not easily accessed but through the Kimball Ranch adding to the recreational areas included with this property. Incredible fishing is possible along 2 miles of the Salt Creek which is loaded with bass, catfish, and seasonal runs of white bass, hybrids, and crappie. These crystal-clear waters also are great for cooling off and taking a swim during the heat of the summer. The expanse of the ranch offers unlimited capabilities regarding ATV and horseback trails allowing for countless hours of enjoyment while taking in the scenery and breathing the fresh air. If fully utilized and managed. the recreational aspects of this property could add great income potential by creating a recreational getaway/venue. Locations throughout would be suitable for a lodge, cabins, and facilities to provide lodging and venue capabilities without interrupting the cattle operation.

Current Stocking Rate



Туре	Cows	Calves	Bulls
Spring Cows	222	160	0
Fall Cows	209	Approx 200	13
Spring Stockers	-	<u>317</u> *	-
Spring Cows	36 (2-3yr)	17	1
Replacement Heifers	114 (heifers)	-	-
Total	581	158	14

According to current management, Carrying Capacity is approximately <u>753</u> animal units increasing to <u>800</u> based on the Conservation and Grazing Management Plans currently in place.

^{*}Animal unit estimated at 2 spring stockers per unit.

Grazing Management Plan



Consists of approximately 2925 acres (1453 acres of native range; 1472 acres Bermuda grass/fescue).

FORAGES: The native forage annual production is based on an estimated 3824 lbs per acre annual production. Production on field the (Bermuda grass / fescue) is estimated at 3257 LB AC, based on grazing and fertilizer application rates.

LIVESTOCK: Currently, the operator runs a cow/calf operation. All fields are grazed as part of a rotational grazing system on surrounding acres.

CURRENT CARRYING CAPACITY EVALUATION: Based on the forage inventory, the carrying capacity is estimated at 55,000 lbs of animal live-weight per year for the entire acres. Although, each field will have different capacities due to varying levels of production. The carrying capacity is based on all forages grown being consumed by grazing. It is also based on proper harvest efficiencies for the forage species in order to maintain forage health and vigor and desired plant community.

Grazing Management Plan



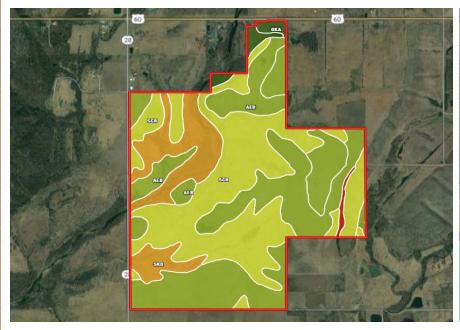
- Begin grazing bermudagrass each spring when it reaches a height of 4-5 inches. Rotate cattle when bermudagrass is grazed to 2-3 inches and allow 18-25 days rest when actively growing and during favorable weather conditions (April – July). Allow 25-35 days rest during slower growth periods or at times of unfavorable weather conditions (July - September).
- Begin grazing tall fescue when it reaches a height of 6-7 inches. Rotate cattle when fescue is grazed to 3-4 inches and allow 21-30 days rest when actively growing and during favorable weather conditions (October – November and March - June). Allow 30-45 days rest during slower growth periods or at times of unfavorable weather conditions (December – February).
- Unless management objectives change, grazing of native meadows should consist of dormant season grazing remove no more than 50%, by weight, of the standing forages. <u>The key species to monitor utilization would be big bluestem and indiangrass</u>. If grazing should occur later in spring / early summer, monitor utilization based on eastern gamagrass (northern meadows) to ensure its longevity. Livestock should be removed when warm season grasses begin to green up in order to facilitate growth for hay production. Defer grazing in field 3 from April 1 to July 15th. Field 3 will be utilized as stockpile forage and used primarily for winter time grazing. Grazing will begin October 1 thru January 31th. Stocking rate will not exceed 40 head in field 3.
- Do not depend on set stocking rates. Remain flexible and willing to make adjustments as needed due
 to changes in forage supply, climate and livestock needs. The key to a successful grazing
 management system is to remain flexible, monitor and make adjustments where needed. Stocking
 rates may have to be adjusted, supplements fed, rotations changed, herd size adjusted, etc.
- Targeted species for wildlife are deer, turkey and quail.

LAND co. KW ADVANTAGE LAND

1,305 +/-Acres

1305 +/- Acres Asking Price = \$3,327,750

- 1 Mile of Beautiful Salt Creek
- Highly productive pastures
- Working Pens and Trap
- 2 Bed, 1 Bath Ranch-Hand Home
- Trophy Whitetail Hunting
- Turkey Hunting
- Great Fishing
- 3 Ponds, 1 Large Pond
- Water and Electric Throughout
- Tremendous Access





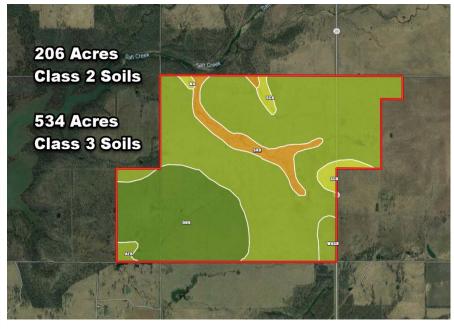
Soils Map

Floodplain Map

LAND CO. KW ADVANTAGE LAND



- 810 +/- Acres Asking Price = \$2,065,500
- Highly productive pastures
- 3 Bed, 1.5 Bath Ranch-Hand Home
- Working Pens and Trap
- 8 Ponds
- Borders Oologah Lake Corp Land
- Water and Electric Throughout
- Tremendous Access





Soils Map

Floodplain Map

Thank You!!!



Please call or email with questions:

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