

Miller Ranch

4,089± Total Acres | \$15,500,000 | Enid, Oklahoma | Grant County
3,769± Deeded Acres • 320± Private Lease Acres

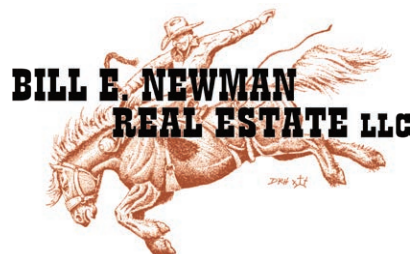


Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920



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(806) 676-8599

Miller Ranch

Chas. S. Middleton and Son, along with Bill E. Newman Real Estate are proud to jointly and exclusively offer for sale the well-improved, extremely productive Miller Ranch. From cattle ranching to hay production, along with hunting and fishing, the Miller Ranch is considered to be one of the most desirable offerings to come on the market in this area of Oklahoma in recent years.

Location

The property is located approximately 35 miles northwest of Enid, Oklahoma, with portions of the western boundary of the ranch adjacent to the Salt Fork of the Arkansas River. Access to the ranch is provided by several county roads.



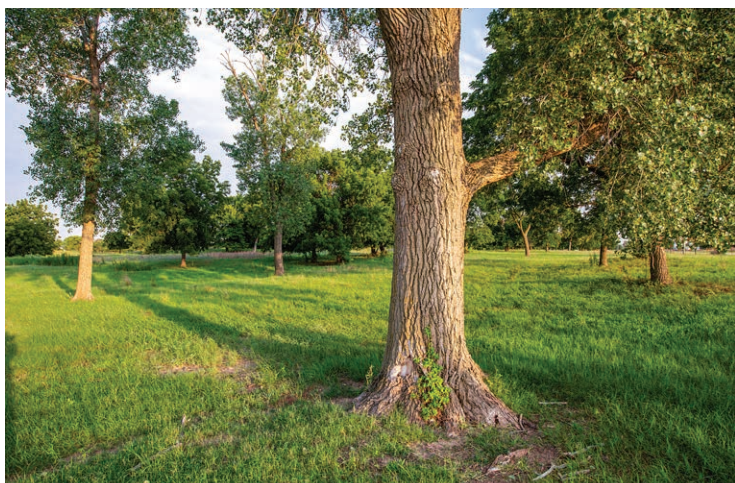


Topography

The topography and landscape vary throughout the property but is generally described as gently rolling and sometimes hummocky sand hills, descending to productive bottomlands, with some sub-irrigated creek bottoms. The majority of the ranch remains in native pasture with principal grasses being several varieties of bluestem, Indian grass, switchgrass, sand reed, eastern gamma grass, wild rye, and improved Bermuda grass fields. Scattered plum thickets are common. A variety of trees throughout the ranch include several varieties of oak, elm, ash, hackberry, mulberry, chinaberry, some cedar, and a small amount of salt cedar adjacent to the river.

















Livestock Production Features

Without question, the Miller Ranch has been very well managed, and pride of ownership is evident. The grass turf is amazing, indicating the ranch has been very conservatively stocked with livestock. Almost all fences are in good to excellent condition. The ranch is fenced and cross-fenced allowing for better management of livestock and opportunities for rotational grazing. Substantial livestock working and shipping pens are well positioned on the ranch.





Water Features

The Miller Ranch is considered to be extremely well watered. There are approximately 28 electric solar wells, 11 submersible wells, and 2 operating windmills on the ranch. Some of the solar wells are used to pipe water to various earthen ponds in order to maintain a year-round sizeable capacity of these ponds. Other water sources include seasonal creeks and standing runoff water commonly found in low-lying areas.













Improvements

The ranch is very well improved with an attractive headquarters consisting of the main house containing 3 bedrooms and 3 bathrooms. Additional improvements at headquarters include a horse barn, equipment shed, livestock pens, and additional outbuildings. Another major set of improvements includes an employee house, barns, and a large set of livestock pens.

Located in a scenic, very manicured setting, known as Wind Canyon, the family fishing pond is a major attraction on the property. Adjacent to this pond is a rustic fishing/party structure along with a nearby family house positioned beneath numerous huge trees. On the western edge of the property is a well-kept house that is currently being rented. All structural improvements have been well maintained as are the grounds surrounding these structures. Pride of ownership is very evident.











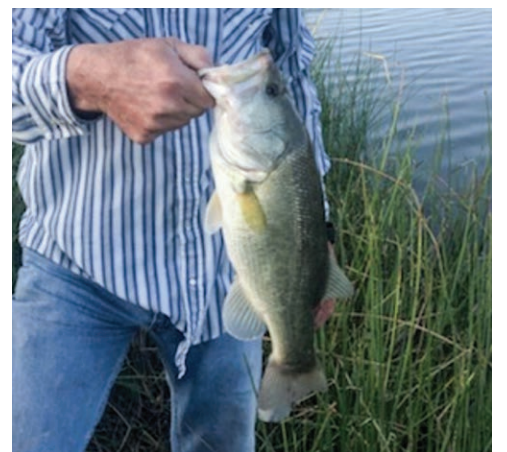
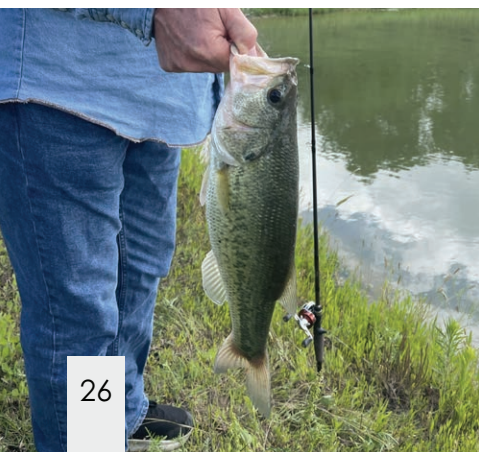


Hunting • Wildlife

The property is operated as a commercial cow/calf ranching operation with supplemental income derived from hunting. Many areas of the ranch have an open appearance, offering productive grazing for livestock, but there is ample tree cover providing excellent habitat for wildlife. Turkey are common in the more dense tree-covered areas and whitetail deer flourish. Migratory birds find the larger ponds very inviting. Quail and dove are abundant and fishing in the ponds is reportedly excellent.







Salt Fork of the Arkansas River • Western Boundary

As previously mentioned, much of the western boundary of the Miller Ranch adjoins the Salt Fork of the Arkansas River. This is a wide body of river water, and the ownership boundary goes to the ever-changing cut-bank of the river's edge. The river itself is fenced-off from the ranch so livestock remain within the operational boundaries of the property. Because this river boundary is not a stationary defined boundary, the seller will convey this area of the ranch by quitclaim deed and the remainder of the ranch will be conveyed by warranty deed.



Resources

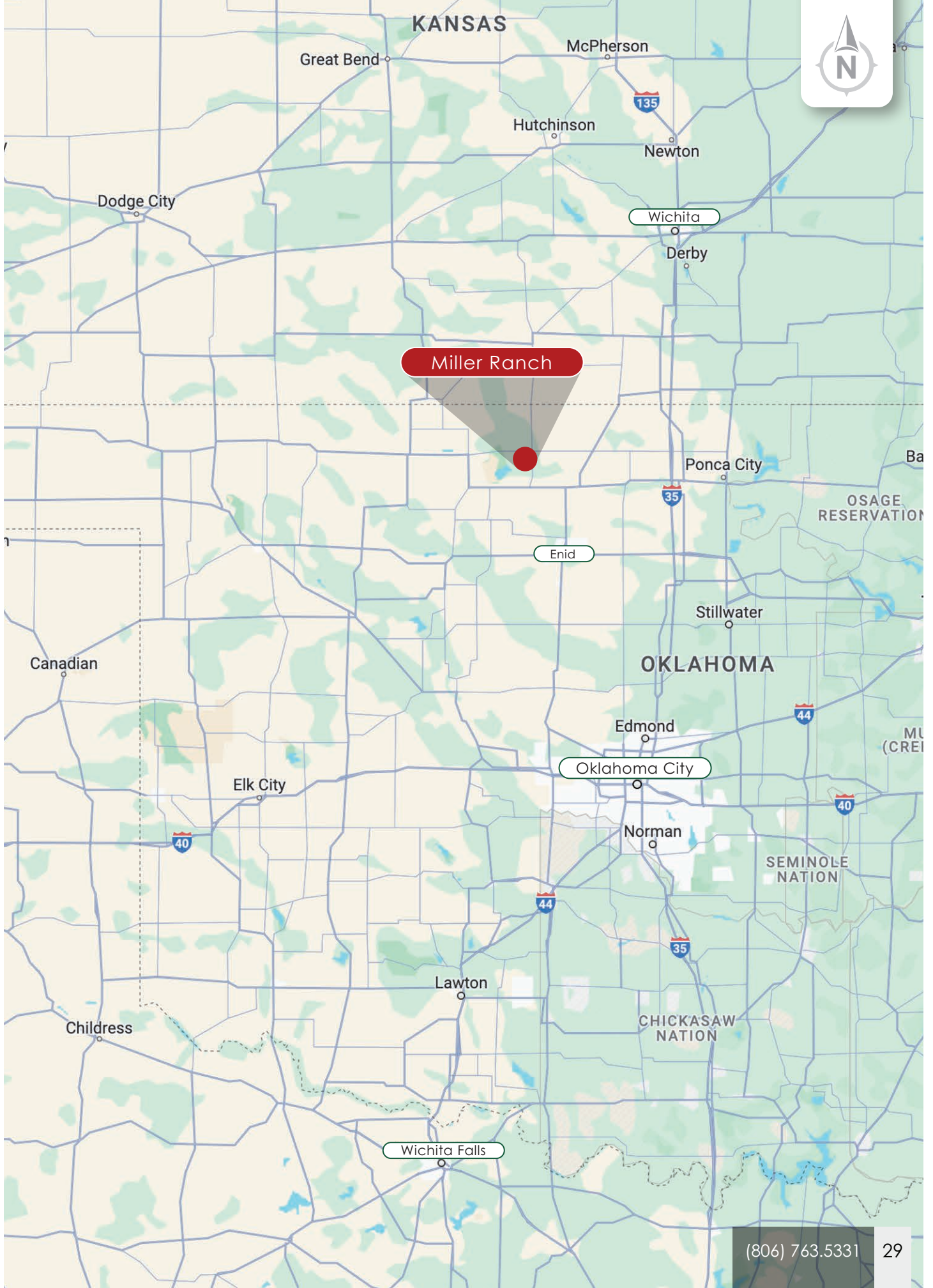
There is a small amount of oil production on the ranch. The seller owns no minerals, so the property will be conveyed on a surface-only basis. All green energy rights will be conveyed with the property.

Remarks • Price

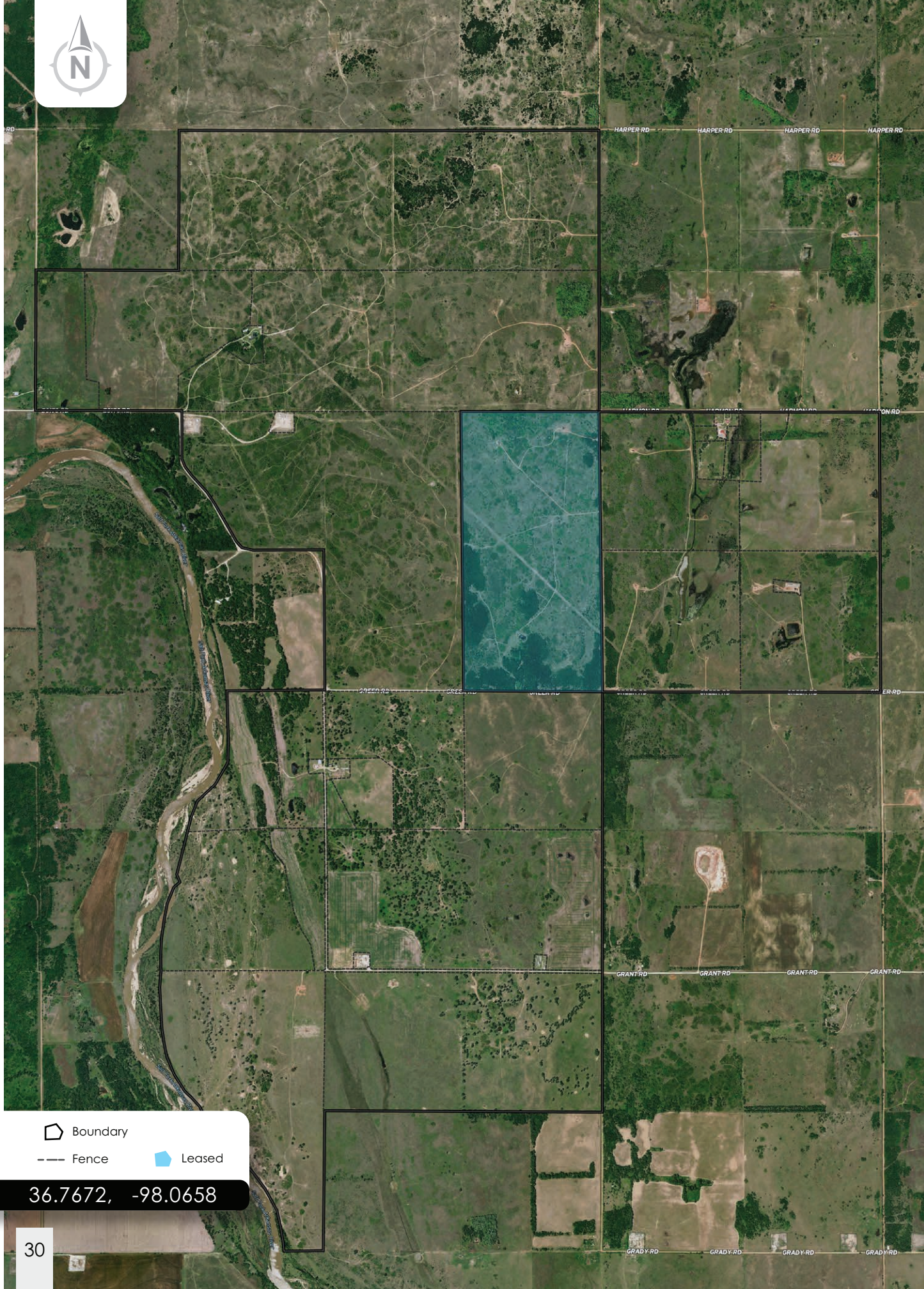
The Miller Ranch is located in an area that generally receives very favorable precipitation. The property is located in Grant County, which has an average rainfall of approximately 35 inches. Approximately 320 acres located in the central portion of the ranch is leased for grazing at a cost of \$5,000 per year. The seller has had this grazing lease in place for a number of years and will transfer all rights to this lease to the purchaser; however, the continuation of this lease cannot be guaranteed by the seller.

The Miller Ranch is realistically priced at \$15,500,000, or approximately \$4,112.50 per deeded acre. Considering the substantial structural improvements, excellent fencing, productive hay land, historic conservative stocking rates, recreational opportunities and attractive depreciation schedule, the Miller Ranch is considered to be a rare opportunity to own and operate one of the best ranches we have had the pleasure of listing in several years. Every part of this ranch has been extremely well maintained, so there is no deferred maintenance with this property. The Miller Ranch is ready to be enjoyed by the new owner on day one.





Miller Ranch

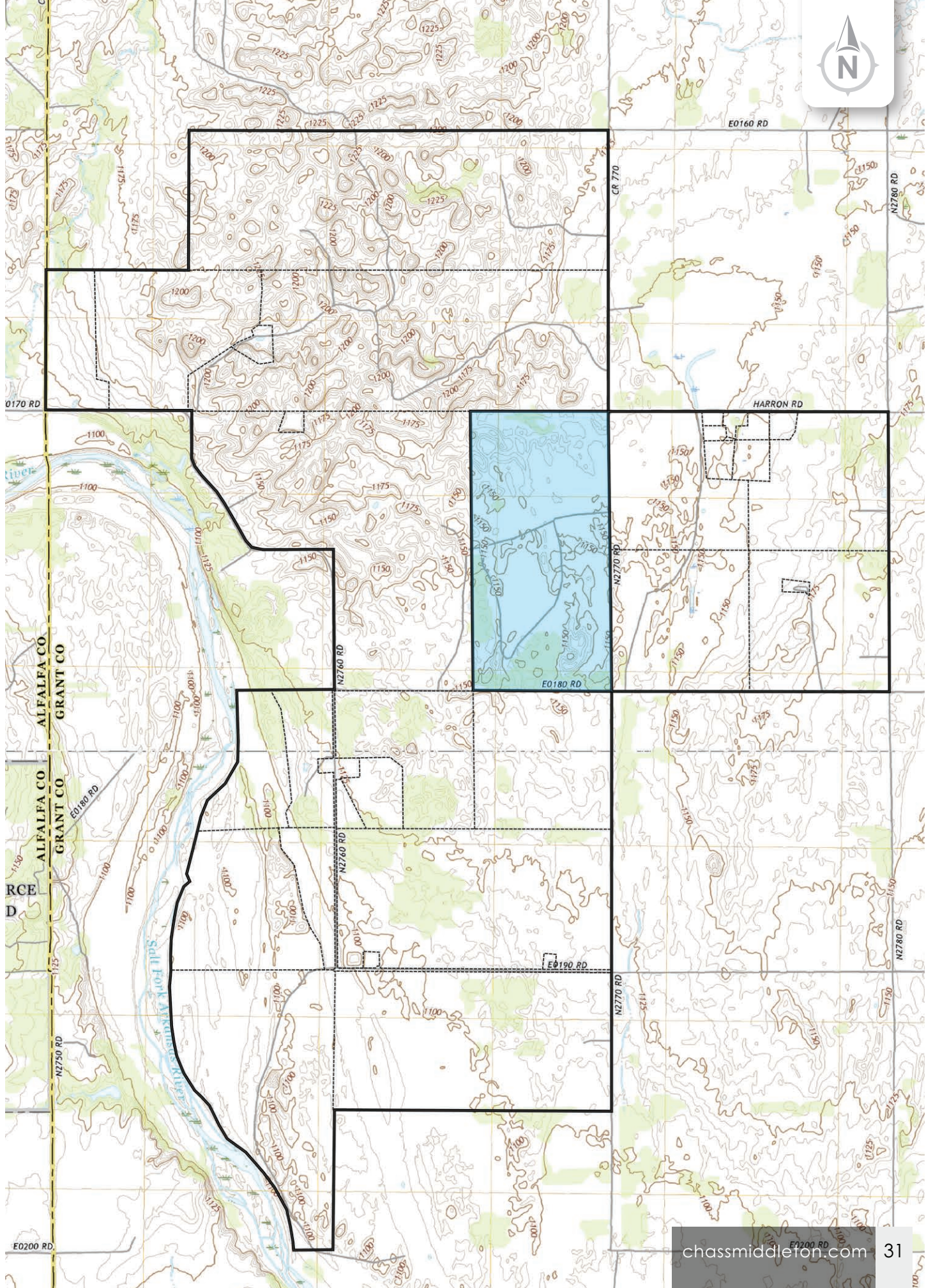


Boundary

Fence

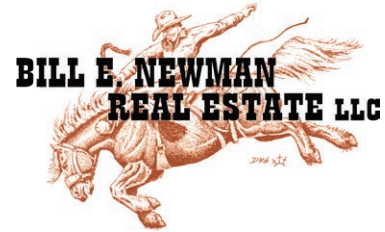
Leased

36.7672, -98.0658



Offered Co-Exclusively by

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