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## MIDDLE RIDGE RANCH | CASTLE, OKLAHOMA | \$960,000



### EXECUTIVE SUMMARY

Middle Ridge Ranch is 300±acres in the rolling timber-lined hills of Okfuskee County, approximately one hour east of Oklahoma City and 45 minutes southwest of Tulsa off of Interstate 40 near the community of Okemah, Oklahoma. A raw land offering with desirable elevation, accessibility, wet weather creek, and a variety of large timber. The ranch consists of navigable yet drastic topography. Timber native to the region includes primarily a variety of oak, hickory, cedar, cottonwood, and elm trees. Middle Ridge is bordered by recreational and ranching neighbors of respective sizes and similar geographic features, mostly comprised of ranching and recreational operations or rural homesteads. There are multiple vantage points created by the timbered hills rising to elevations of over 1,000 feet above sea level and local variations of 120 feet within the property boundaries of the ranch. This property fits the avid hunter with the desire to have accessible and productive ground for cattle in combination with the recreational aspects and ability to subdivide with abundant road frontage and access points to the ranch.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is engaged herein as a Transaction Broker. A full disclosure of our agency relationships is included in the property brochure available at [www.hallandhall.com](http://www.hallandhall.com) or by contacting the Listing Broker.





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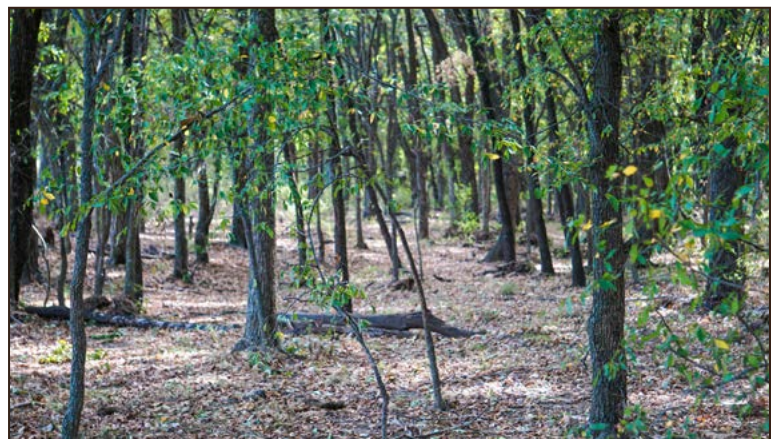
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## JUST THE FACTS

- Approximately 300± deeded acres
- Road frontage on three sides of the property
- Over a mile of Highway 62 paved frontage
- County road frontage
- Highway 62 frontage
- Old Highway 62 frontage
- Elevation changes of 120 feet on the ranch
- Native open pasture of 140± acres, with balance in timber and cover for wildlife
- Electricity available
- Rural water available – Okfuskee County # 2
- No reservations are being made by the seller
- Seller believes to own no minerals
- There are existing oil wells on the property that are not currently producing
- No existing water wells on the property



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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

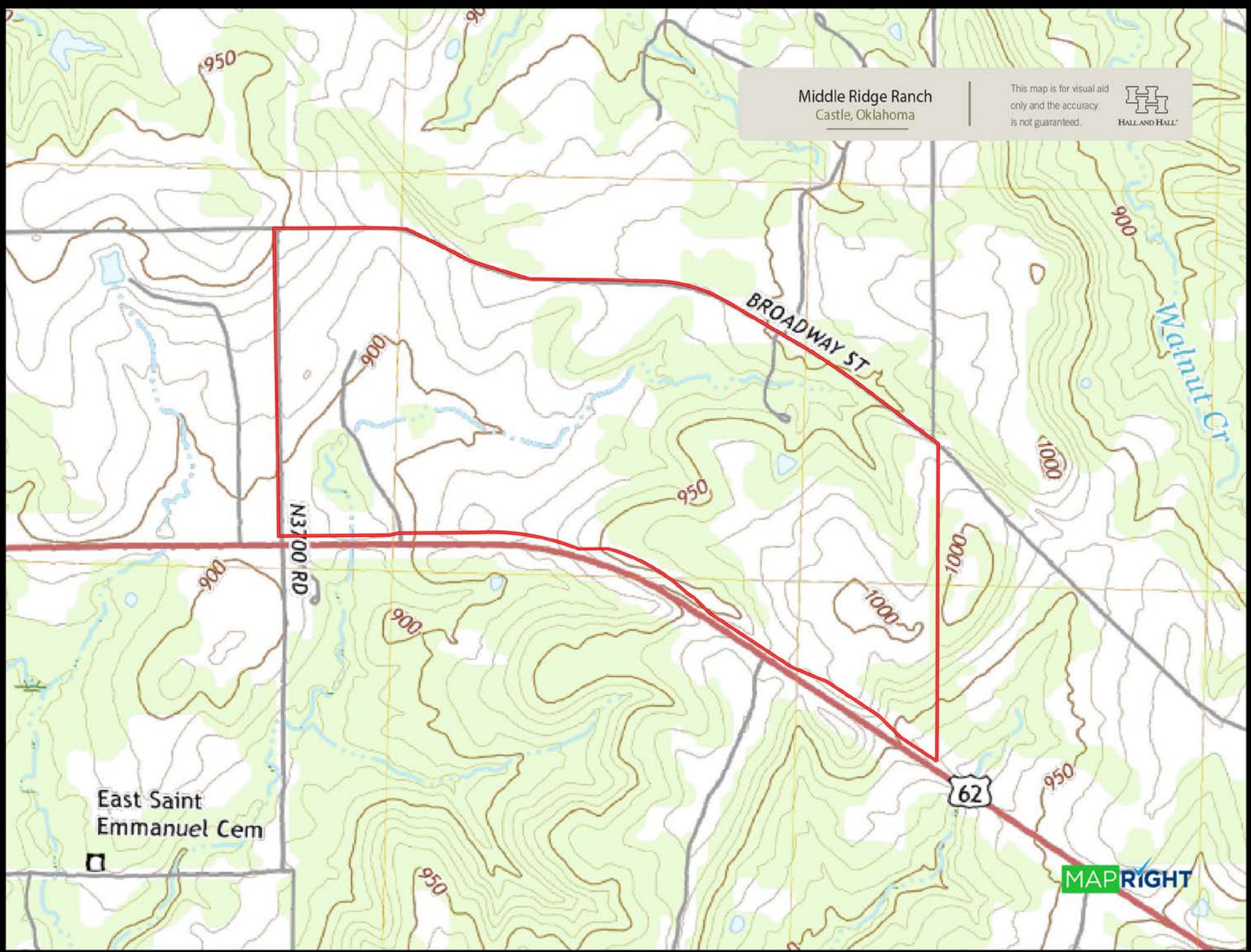
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

|   |                |                                |                     |
|---|----------------|--------------------------------|---------------------|
| <u>Hall and Hall Partners, L.L.P</u>                                | <u>9001191</u> | <u>mlyons@hallandhall.com</u>  | <u>806.438.0582</u> |
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No.    | Email                          | Phone               |
| <u>Monte W. Lyons</u>   | <u>588508</u>  | <u>mlyons@hallandhall.com</u>  | <u>806.438.0582</u> |
| Designated Broker of Firm   | License No.    | Email                          | Phone               |
| <u>Lawrence Tyler Jacobs</u>  | <u>462082</u>  | <u>tjacobs@hallandhall.com</u> | <u>936.537.1749</u> |
| Licensed Broker Associate   | License No.    | Email                          | Phone               |
| <u>Brett Grier</u>  | <u>633968</u>  | <u>bgrier@hallandhall.com</u>  | <u>817.357.7347</u> |
| Licensed Broker Associate   | License No.    | Email                          | Phone               |
| <u>Jay H. Leyendecker</u>   | <u>674401</u>  | <u>jay@hallandhall.com</u>     | <u>956.771.4255</u> |
| Sales Agent / Associate's Name                                      | License No.    | Email                          | Phone               |
| <u>John T. Holt</u>   | <u>712689</u>  | <u>jtholt@hallandhall.com</u>  | <u>580.744.0921</u> |
| Sales Agent / Associate's Name                                      | License No.    |                                | Phone               |



Middle Ridge Ranch  
Castle, Oklahoma

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only and the accuracy  
is not guaranteed.





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