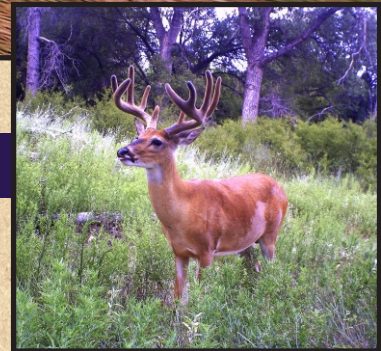
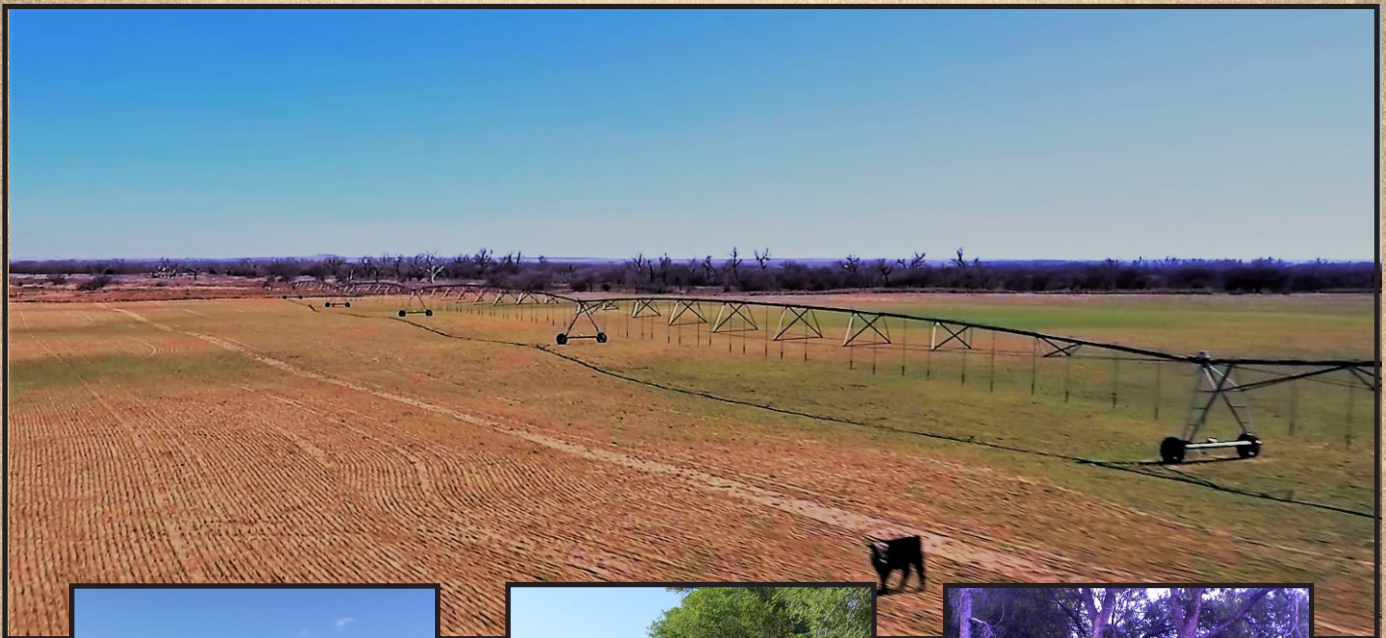


➤ FOR SALE ◀
THE SUTTER RANCH

11,308± Total Acres
Ellis County, Oklahoma



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THE SUTTER RANCH

Included in this packet:

PROPERTY SUMMARY

ROAD MAP

AERIAL MAP

TOPO MAP

SOIL MAP

LEGAL DESCRIPTIONS



Quick Facts

Total Acres: 11,308

Deeded Acres: 11,308

Leased Acres: 160

Closest Towns: Fargo, OK
Gage, OK

County: Ellis County

Property Type: Farm Land,
Hunting and Homes

Water Rights: Yes

Attributes

Farm/Crops

Hunting/Fishing

Live Water

Solar Well

Irrigation Wells

3-Pivot Irrigation Systems

Paved Hwy Access

Structures

2-Framed Homes

Metal Barn

Mobile Home

Outbuildings

Livestock Pens

www.farmsandranchesforsale.com

THE SUTTER RANCH

PROPERTY SUMMARY

The Sutter Ranch is a large well irrigated and dryland farm located in northeast Ellis County, Oklahoma. There are 160 acres of Oklahoma land lease that goes with this property. With the leased acres, the total farm acreage is 11,308.788± acres.

This is a reputation ranch that has been in the same family ownership for nearly a century. The ranch has excellent hunting with a very prolific Wolf Creek running through it. Sixteen Mile creek runs through the northeast corners and Twenty-five Mile creek through the far southwest corner.

There are 3 irrigation circles on the land. The ground water is abundant and there are over 4,000 feet of permitted ground water rights for irrigation and commercial use.

Wolf Creek not only provides a good water supply, it also provides excellent wildlife habitat. Hunters and fisherman alike will enjoy all this ranch has to offer. The deer are of considerable size and are in abundance. Channel Catfish, Largemouth Bass, and Perch are a few of the species caught up and down the creek. The history of excellent fishing and hunting is a great source to add to the grazing of good pastures.

The ranch is fenced and cross-fenced to allow for pasture management flexibility. Stock water wells provide water along with the live creeks.

There are two homes on the ranch both with good access to Highway 15 and Woodward, Oklahoma is only 22 miles from the property. The headquarters home features a home place with 3 bedrooms, 1 bath and a large living area with fireplace. The wiring has been updated, there is central heat and air, a water well, and propane. There is a mobile home that is used as an office and it has 2 bedrooms and 1 bath, as well as a large out building. There is an additional home, known as the Ranch Manager's home, located in the south part of the property. This is a 2 bedroom, 2 bath home that was remodeled in 2004. It has a large living area and boasts an over-sized enclosed porch area. Near the home is a nice metal barn built in 2008 that provides saddle rooms.

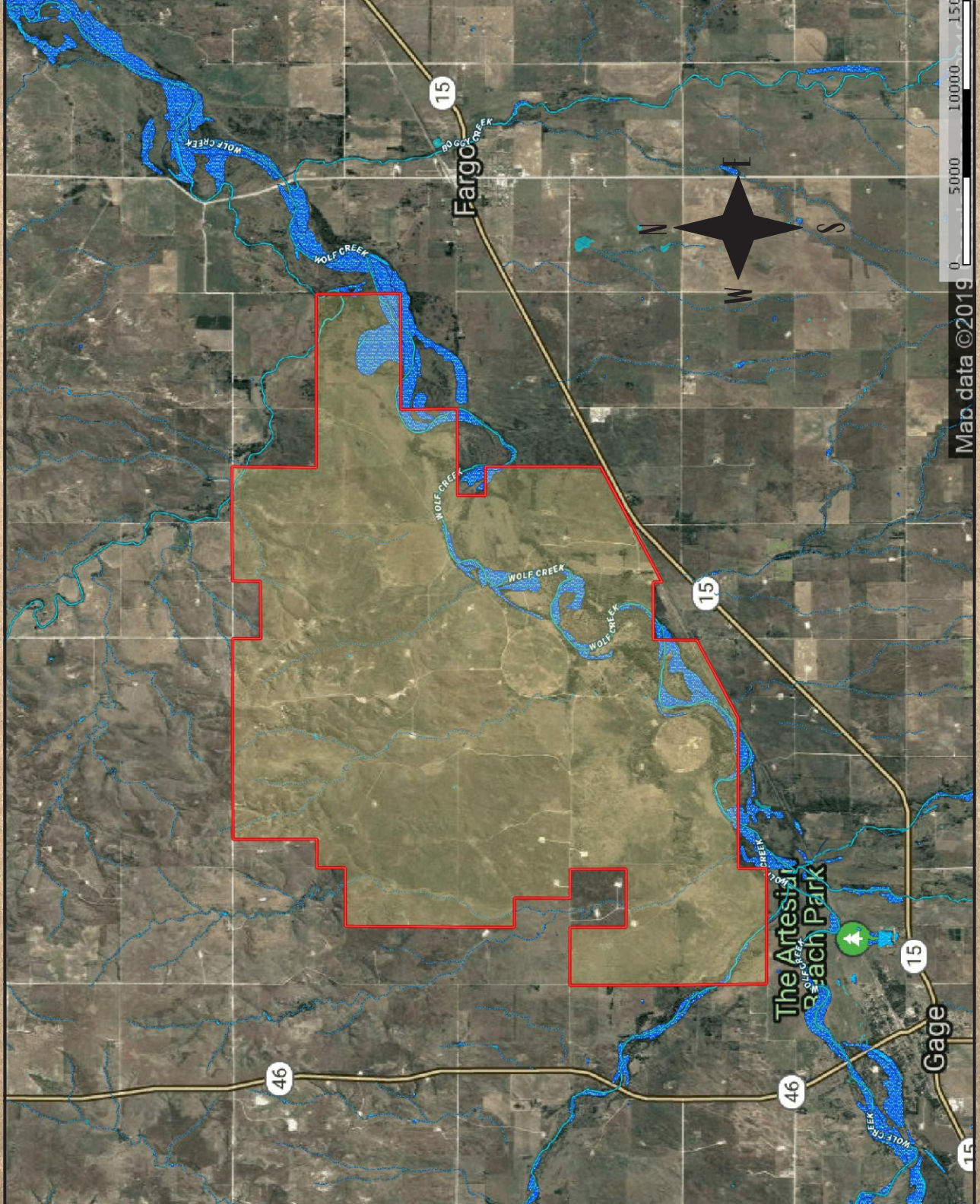
The Sutter Ranch is truly a superior property. If you have questions or would like to see this magnificent ranch, please contact Ira Smith at 580-334-6001.

**To see more pictures please visit our website at
www.farmsandranchesforsale.com**



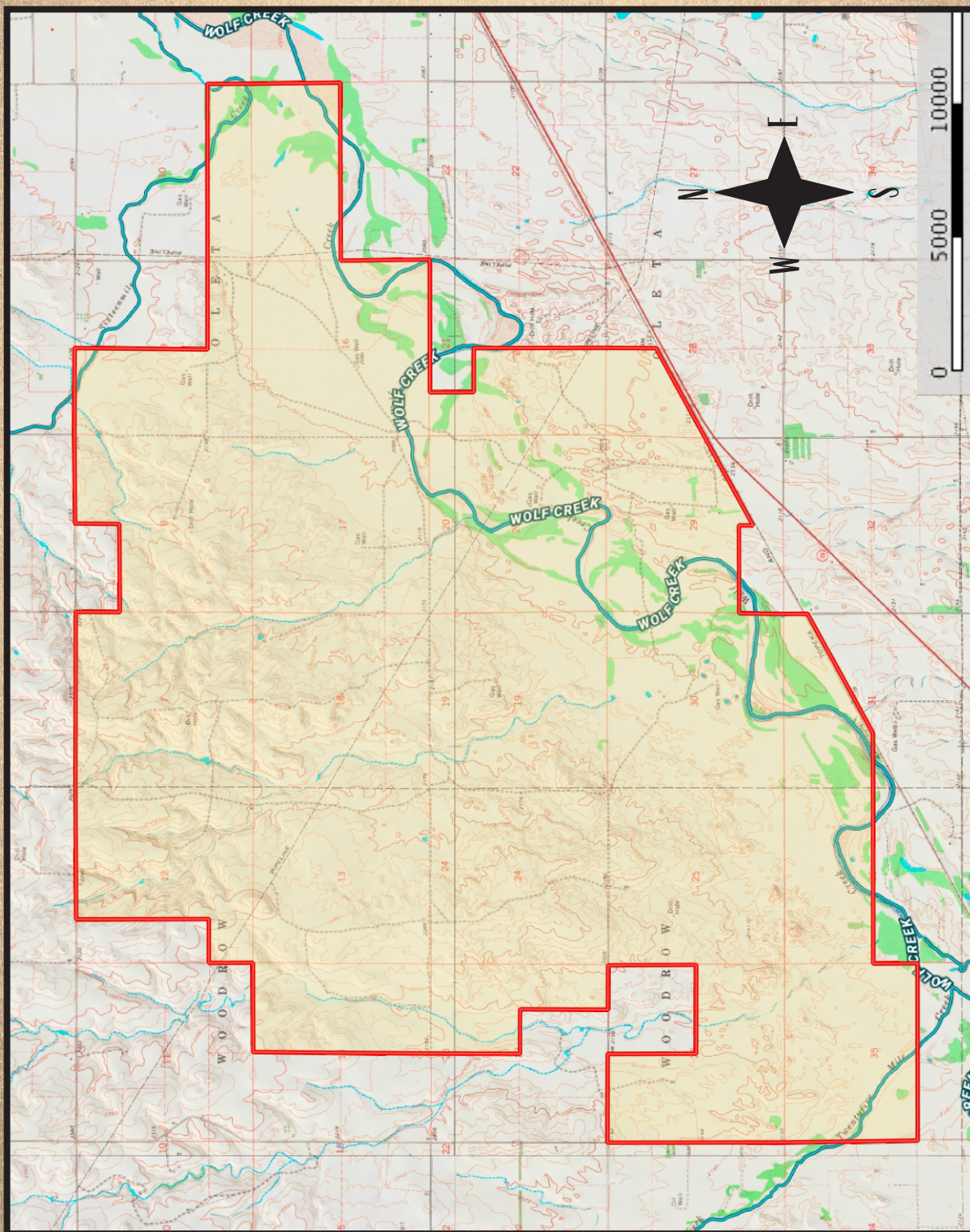
THE SUTTER RANCH

AERIAL MAP



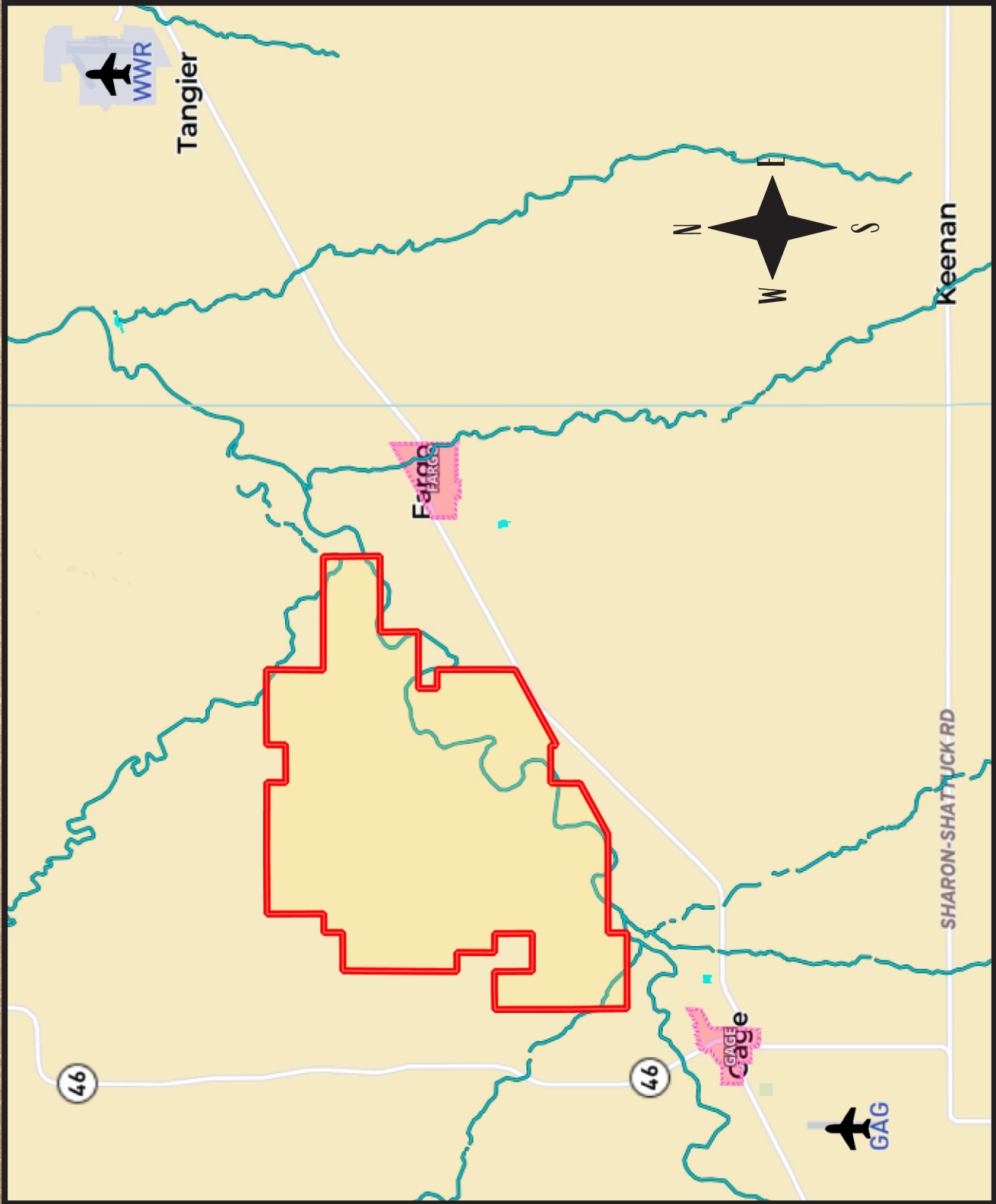
THE SUTTER RANCH

TOPO MAP



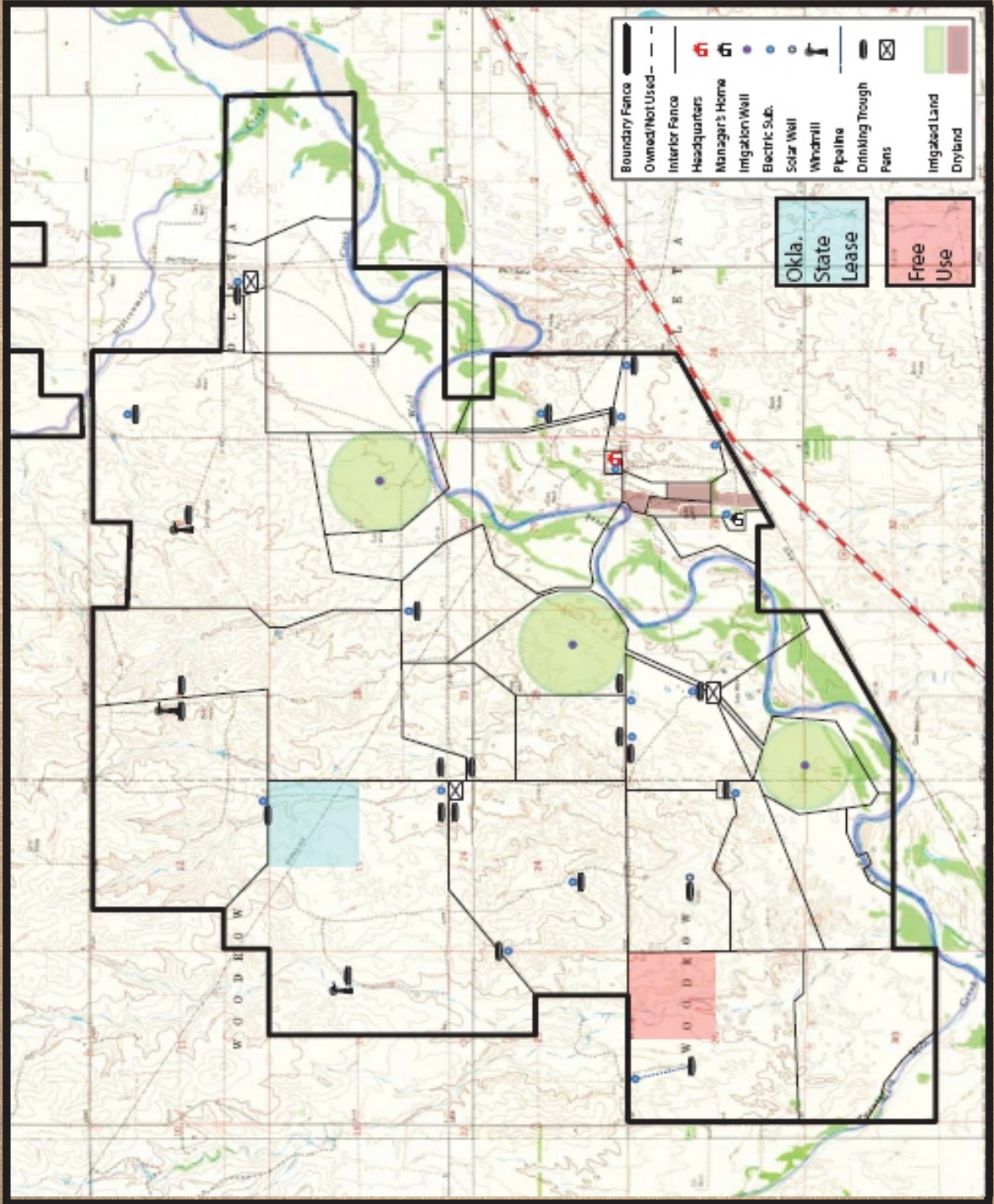
THE SUTTER RANCH

MAPS



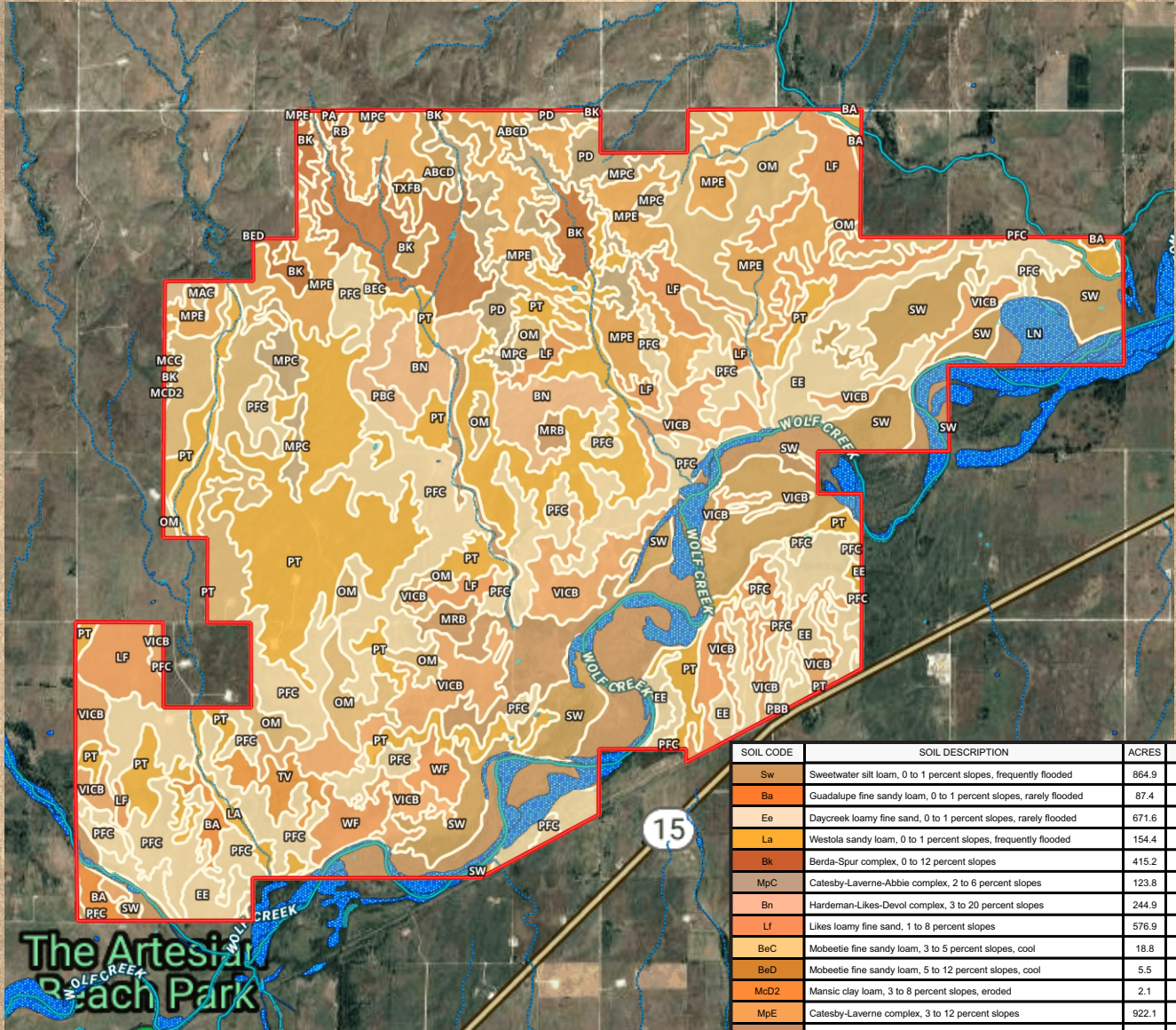
THE SUTTER RANCH

MAPS



THE SUTTER RANCH

SOIL REPORT



SOIL CODE	SOIL DESCRIPTION	ACRES	%
Sw	Sweetwater silt loam, 0 to 1 percent slopes, frequently flooded	864.9	7.65
Ba	Guadalupe fine sandy loam, 0 to 1 percent slopes, rarely flooded	87.4	0.77
Ee	Daycreek loamy fine sand, 0 to 1 percent slopes, rarely flooded	671.6	5.94
La	Westola sandy loam, 0 to 1 percent slopes, frequently flooded	154.4	1.37
Bk	Berda-Spur complex, 0 to 12 percent slopes	415.2	3.67
MpC	Catesby-Laverne-Abbie complex, 2 to 6 percent slopes	123.8	1.1
Bn	Hardeman-Likes-Devol complex, 3 to 20 percent slopes	244.9	2.17
Lf	Likes loamy fine sand, 1 to 8 percent slopes	576.9	5.1
BeC	Mobeetie fine sandy loam, 3 to 5 percent slopes, cool	18.8	0.17
BeD	Mobeetie fine sandy loam, 5 to 12 percent slopes, cool	5.5	0.05
McD2	Mansic clay loam, 3 to 8 percent slopes, eroded	2.1	0.02
MpE	Catesby-Laverne complex, 3 to 12 percent slopes	922.1	8.15
MrB	Oklark-Otero complex, 1 to 3 percent slopes	56.8	0.5
MaC	Berda loam, 3 to 5 percent slopes, cool	20.9	0.19
Om	Otero-Berda complex, 3 to 12 percent slopes	929.7	8.22
VicB	Vici sand, 0 to 3 percent slopes	842.6	7.45
AbCD	Abbie-Catesby complex, 5 to 8 percent slopes	105.3	0.93
Pa	Potter loam, 3 to 8 percent slopes	2.8	0.02
Pfc	Eda sand, 3 to 8 percent slopes	1630.4	14.42
Pt	Eda-Tivoli complex, 5 to 12 percent slopes	1629.9	14.41
Pfb	Devol fine sandy loam, 0 to 3 percent slopes	0.3	0.0
Pd	Potter-Mobeetie complex, 20 to 50 percent slopes	316.2	2.8
Pbc	Devol fine sandy loam, 3 to 8 percent slopes	68.4	0.6
Wf	Waldeck fine sandy loam, 0 to 1 percent slopes, rarely flooded	245.1	2.17
RcC	Irene clay loam, 3 to 5 percent slopes	4.8	0.04
IrcC	Irene clay loam, 3 to 5 percent slopes	4.8	0.04
TxIB	Texroy fine sandy loam, 0 to 3 percent slopes	16.2	0.14
Rb	Quinlan-Rock outcrop complex, 12 to 45 percent slopes	78.2	0.69
Tv	Tivoli fine sand, 5 to 30 percent slopes	76.6	0.68
McC	Texroy-Abbie complex, 2 to 5 percent slopes	13.4	0.12
Ln	Lincoln loamy fine sand, 0 to 1 percent slopes, frequently flooded	1183.8	10.47
TOTALS		11308.8	100%

THE SUTTER RANCH

LEGAL DESCRIPTION