



TEXAS ALLIANCE
of LAND BROKERS

INDIAN SPRINGS RANCH MULTI-PAR AUCTION – WOODWARD CO, OK

AUCTION



PROPERTY DETAILS

County: Woodward Co, OK

Address: 51613 SOUTH COUNTY ROAD 2220

Type: Acreage, Acreage w/House, Hunting Land, Lakefront, Lakefront Property, Ranches, Recreational Land, Recreational Property, River Property, River Property w/House, Riverfront, Riverfront Property

City: Mutual, OK

Price: AUCTION

Acres: 3,830

State/Zip: Texas

Beds: 5

Status: Available

Baths: 5

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PROPERTY DESCRIPTION

Indian Springs Ranch spans roughly 3,830 acres in Woodward County, Oklahoma. From its beautiful headquarter lodge to the impeccably managed rangeland and wildlife ecosystems studded with live water throughout the ranch and bordered by more than six miles of the North Canadian River, this is no run-of-the-mill property. Home to a number of well-maintained food plots and blinds, hunting opportunities are limitless! In a once-in-a-lifetime opportunity, this showplace will be offered for sale in a 6-tract multi-parcel public auction on Tuesday, October 17, 2017 at 2:00. Some tracts sell without reserve! 10% Buyer's Premium. Legacy Auctions, LLC - OK Real Estate Broker 177042. Charlie Sellers - Managing Auctioneer. Visit www.IndianSpringsRanch.net for more information.

Each of the 6 tracts of Indian Springs Ranch offers its own spectacular attributes, but Tract 2A can be considered the crown jewel of this incredible property. Combining roughly 1,250 acres of grassland meadows, rolling sand hills, verdant cultivated acreage with a stunning 5 bedroom/5 bath main lodge and 3-acre stocked lake, this tract will pull you in from the moment you lay eyes on it.

As you wind your way along the main road leading into Tract 2, the lush sand hills teeming with deer and quail soon give way to an idyllic scene as the terrain opens up and drops into the heart of Indian Springs Ranch. But if you like to travel at a faster pace, take advantage of the 3,700' x 50' grass landing strip surrounded by high fence that runs right up to the lodge.

Originally a small log cabin, the lodge was completely remodeled and expanded in 2008. A perfect location for a large family to gather or a stunning retreat for a team of company executives, the lodge features a completely updated kitchen with stainless steel appliances that opens up into a spacious dining area and living room with windows showcasing the lake-side view. Each of the home's five bedrooms includes its own en suite bathroom.

No detail was overlooked as this cabin was renovated. The lodge boasts one of the most efficient approaches to home climate control on the market, with not one but two separate geothermal heating and cooling systems keeping the lodge comfortable year-round. And the water supplying the house goes through five different filtration and mineralization processes, including iron and hydrogen filtration, water softening, reverse osmosis filtration and re-mineralization with a Spring Fresh cartridge ensuring high quality drinking water appliances and fixtures that perform at their very best.

Enjoy your coffee on a large, screened-in porch overlooking the expansive lake stocked with bass,



channel catfish, perch, blue gill, and red-ear sunfish. And you can take in the spectacular views from every angle on either of the covered porches running the length of the home on both the north and south. The lawn area is kept in pristine condition year-round with an underground sprinkler system.

Just north of the lodge sits a roughly 3,600 square-foot barn with an office and restroom. And to accommodate the family pets or a team of bird dogs, there is a shaded, chain-link, 4-compartment dog kennel that sits atop a washable concrete slab. And for the master gardener, Tract 2A includes an irrigated garden plot measuring roughly 125' x 60' and surrounded by high fence to keep the wildlife away.

The live water on Tract 2A doesn't stop at the main lake. Two other stocked ponds ranging from a quarter to half-acre each provide abundant fishing opportunities, and this unique tract includes more than 2 and one third miles of North Canadian River frontage with access from both sides of the river.

Five-strand barbed wire fence surrounds the perimeter of tract 2A and divides the tract into 3 pastures including roughly 60 acres that have been planted in wheat in the past, in addition to the fully fenced homesite and runway area.

The hunting opportunities on Tract 2A can't be beat. Throughout the sand hills and meadows 15 350-pound quail feeders, one 150-pound feeder, six 350-pound deer feeders and two one-ton protein feeders keep the animals coming. The tract is also home to two insulated hunting blinds, one fiberglass deer stand, and one elevated pipe hunting blind.

Tract 2A also includes one windmill and stock tank. This parcel is home to the properties only existing oil and gas drilling site which has been capped and is currently undergoing a full site restoration by the oil and gas company which will restore the land to its original state.

While a lot can be said about this incredible tract, no words can paint the picture that one visit to this property can. Furnishings and personal belongings in the home including linens and kitchenware will convey. All framed artwork and photographs are excluded from the sale and will be removed prior to closing. Shop contents and equipment including tractors, lawnmowers, etc. are negotiable.



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PROPERTY MAP / DIRECTIONS

Area: The property is located in southeastern Woodward County and sits south of Highway 412, east of Highway 270 and west of Highway 281. The northern portion of the ranch (Lot 1) can be accessed from the north on East County Road 0480. The southern portion of the ranch (Lots 2 & 3) can be accessed from the east on North County Road 2220. Directions: To access the northern portion of the ranch, go east on Highway 412 from Woodward, Oklahoma for about 31 minutes to North County Road 2170. Turn south, and continue for roughly 8.7 miles onto East County Road 0480 to North County Road 2185 on the south. To access the southern portion of the ranch, go south on Highway 270 from Woodward, Oklahoma for roughly 30 miles. Turn east on East County Road 0540 and continue for approximately 4.7 miles. Turn left and travel north on North County Road 2230 for roughly 2.1 miles. Turn west on East County Road 0520/North County Road 2220. Main entry to Tract 2A will be on the west side of the road.

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