Pogue Ranch ~ 1980 +/- ACRES $5,795,000

Oklahoma Recreation & Commercial Hunting Ranch

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Property Description

Acres: 1980 +/- Acres.

Price: $5,795,000.

Terms: Cash.

Location: Southeast Oklahoma, located in Atoka County, just outside of Stringtown, OK tucked within the breathtaking Ouachita Mountains, 125 miles southeast of Oklahoma City, 125 miles north of Dallas.

Comments: Located in scenic southeastern Oklahoma in Choctaw Indian Country and just a short 2-1/2 hour drive from Dallas/Fort Worth, the 2000 acre Pogue Ranch is the area’s premiere exotic game hunting ranch and corporate retreat location. This very scenic ranch has a good volume of marketable pine and hardwood timber, as well as beautiful deep creeks and breathtaking mountain views. It is bordered on 2 sides by government game preserves.

All home furnishings are part of the sale. Only personal items are excluded.

Exotic game (approximate value of $250,000) are included in sale.

Ranch equipment such as: trucks, tractors, trailers, ATV’s etc. are not a part of the sale but may be purchased separately.

Improvements:

New log home built in 2016, 2262 sq. ft., 2 car garage and Porta Cache. Master suite downstairs with 1.5 baths and den. 2 bedrooms upstairs with 1 full ball and den.

Modular Home.

The Grand Lodge is 9,600 sq. ft., 9 bedrooms (which sleep 28), and 5 bathrooms. The Grand Lodge makes a perfect facility for corporate, church, family events, or wedding events. Room 1 has 2 single beds; Room 2 has 2 bunk beds; Room 3 has 2 bunk beds; Room 4 has 1 king bed; Room 5 has 1 king bed; Room 6 has 1 king bed; Room 7 has 1 bunk bed; Room 8 has 2 bunk beds; Room 9 has 2 bunk beds. There is a gourmet kitchen, large living room, Laundry room, outdoor patio with fireplace.

Hayden Cabin – Two bedrooms and one bathroom. Room 1 has 1 queen bed; Room 2 has 1 bunk bed. The Hayden Cabin is beautifully furnished and decorated. It offers a screened in porch and large deck. There is a fire pit and picnic table for your outdoor dining experience. The Hayden Cabin is situated right next to beautiful Memorial Lake.
Lincoln Cabin - Two bedrooms and one bathroom. Room 1 has 1 queen bed; Room 2 has 1 bunk bed. The Lincoln Cabin is located on beautiful Memorial Lake. The cabin is beautifully furnished and decorated. It offers a screened in porch and a large deck. There is a fire pit and picnic table for your outdoor dining experience.

Mountain Cabin - One bedroom and one bathroom. Room 1 has 2 bunk beds. The Mountain Cabin is beautifully decorated and furnished. Covered pavilion and fire pit.

Jackson Cabin - Two bedrooms and one bathroom. Room 1 has 1 queen bed; Room 2 has 1 bunk bed. The Jackson Cabin is located on beautiful Memorial Lake. The cabin in beautifully furnished and offers multiple bedrooms, living area, kitchen and a large porch that overlooks the lake.

Maverick Cabin – Three bedrooms and one bathroom. Room 1 has 1 king bed; Room 2 has 1 king bed; Room 3 has 4 single beds. The Maverick Cabin is located on beautiful Memorial Lake. The cabin is beautifully furnished and offers multiple bedrooms, living area, kitchen, and a large porch that overlooks the lake.

Metal Horse Barn.

Storage building.

Water: Ranch is well watered with numerous ponds and creeks. Memorial Lake is the crowning jewel of the ranch. It sits in the middle of the ranch with cabins nestled around it. There is 47” annual rainfall average.

Terrain: 2,000 acres of scenic views, pine trees scattered across rocky terrain, flowing streams, bustling wildlife, and the tranquility of being off the grid. Rolling hills, mountains, pine and hardwood forests. The ranch sits adjacent to the McGee Creek Wildlife Management Area and McGee Creek State Park.

Fences: 1,200 acres of the ranch are under high-fence and 800 acres are free range that join the McGee Creek Wildlife Management Area.

Game: Trophy Whitetail deer, Red Stag, Fallow Deer, Axis Deer, Trophy Oryx, various species of Ram, Mouflon sheep, Water Buffalo, Aoudads and Zebra.

*When buying property, offered by Southwest Ranch & Farm Sales, the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property in order to participate in real estate commission. If this condition is not met, fee participation, if any, will be at sole discretion of Southwest Ranch & Farm Sales.*

For more information on this ranch call us at (972) 542-8511.
TEMPERATURE
Average Annual: 62 degrees  
Average Maximum: 73 degrees  
Average Minimum: 51 degrees  
Highest: 113 degrees  
   (Atoka, August 16, 1943)  
Lowest: -8 degrees  
    (Atoka, February 2, 1951)  
Days of 90 Degrees or Higher: 74  
Days of 20 Degrees or Lower: 15

PRECIPITATION
Average Annual: 46.57 inches  
Days With Precipitation: 76  
Wettest Year: 80.98 inches in 1990  
Driest Year: 20.38 inches in 1963  
Greatest Daily Rainfall: 8.10 inches  
   (Atoka, July 13, 1927)

OTHER FACTS
Average Wind Speed: 6 mph  
Sunshine: 50-75%  
Average Humidity: 73%  
Thunderstorm Days: 54  
Hail Events: 3 per year  
Tornadoes (1950-2003): 31

WINTER WEATHER
Average Annual Snowfall: 2.9 inches  
Days with snow on ground: 1  
Greatest Seasonal Snowfall: 22.0 inches (1977-1978)  
Greatest Daily Snowfall: 8.0 inches  
   (Daisy, January 7, 1988)  
Last Freeze in Spring: March 30  
First Freeze in Autumn: November 6  
Growing Season: 220 Days

Atoka County Climate Summary
1980 +/- Acre Pogue Ranch Location

34.4578, -95.8850
Directions to Pogue Ranch

1. Take 75 North toward Oklahoma
2. Go through Sherman, Denison, Duran, Atoka
3. You will pass Highway 69 — keep going
4. Exit Highway 43 at Stringtown and turn right
5. Go on Highway 43 for 1 mile
6. You will pass the following:
   - Green Sign to McGee Creek Park
   - Junk Yard
   - Mount Olive Baptist Church
   - Greasy Bend Road
7. Look for Pipe Fence Entry Gate
   (paved road ends here)
8. Look for sign for Pogue Ranch
9. Go 1 mile past the first Pogue Ranch entry gate
10. You will arrive at the Pogue Ranch at that point
1980 Acre Pogue Ranch
Atoka County, OK
Mountain Cabin
Jim Long grew up in Mt. Vernon, Texas and has lived in East Texas all his life. After graduating from The University of Texas in Austin, he and his wife, Sara, moved to McKinney and have lived there ever since.

Jim began selling real estate in 2000 and received his Texas broker license in 2004 and his Oklahoma broker's license in 2005. He grew up in a family that raised cattle and continues to raise cattle himself.

The dynamics of land have changed drastically in the last 10 years, especially the value. Staying abreast of the market is crucial in our business and we make every effort to be the most knowledgeable company out there.

Jim Long is a licensed Real Estate Broker with the Oklahoma Real Estate Commission and Texas Real Estate Commission.

Cattle Ranches, Farm Land, Hunting Properties, and Recreational Properties, 1031 Exchanges.

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