

OTR RANCH



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On the Rocks Ranch Ardmore, Oklahoma | 487.92 Acres | \$6,500,000

Located just west of Ardmore in the rolling hills of southern Oklahoma, On The Rocks Ranch spans an impressive 487.92 acres of mixed pasture, hardwoods, and water features. This rare turn-key ranch combines privacy, premium improvements, and outdoor recreation, making it a standout property in the region.

Anchoring the ranch is a 2,586-square-foot custom home with 5 bedrooms and 4 bathrooms, offering an open, functional layout with upscale finishes throughout. Nearly 1,400 square feet of covered and uncovered patios extend the living space outdoors, where views stretch across the ranch's diverse terrain.

A second pad site, perched above a stocked watershed pond, is already equipped with water and electric-ideal for building a guest house, second residence, or bardominium. Supporting the recreational and operational side of the ranch is a 2,000-square-foot insulated barn/shop with roll-up bay doors and a climate-controlled 12x16 gun room. From here, owners can enjoy one of the property's most unique features: a 350-yard indoor/outdoor shooting range, professionally constructed for all-weather, precision use.

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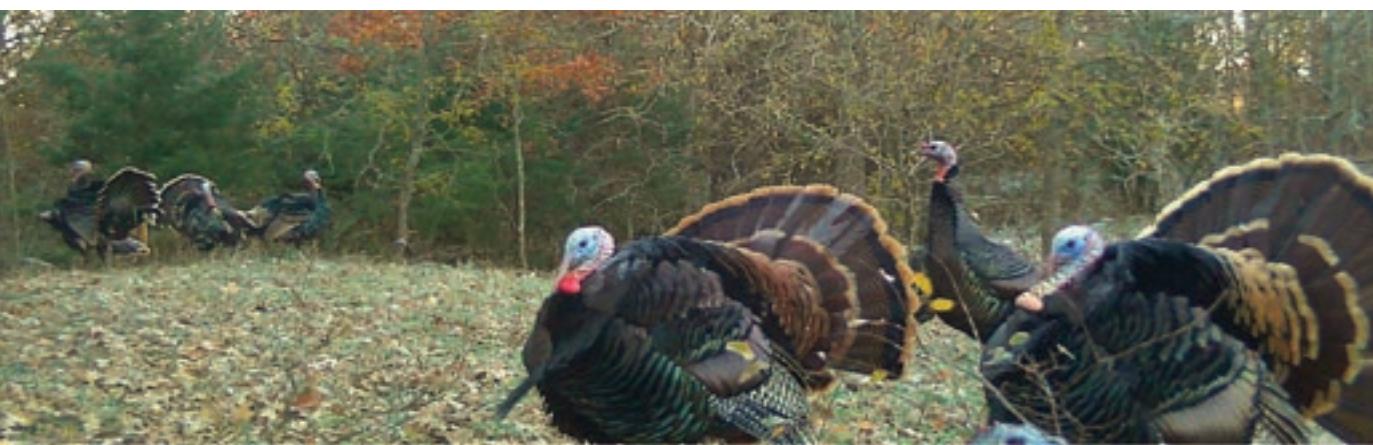
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Land, Wildlife & Use

With nearly 500 acres under fence, the ranch supports a wide range of uses - recreational, agricultural, or residential. The land transitions naturally from open pasture to timbered draws and creek beds, providing excellent cover for trophy low fence whitetail deer, turkey, and waterfowl. The mix of elevation, water, and natural forage makes this property ideal for both hunting and grazing. Whether you're fishing the pond, running livestock, exploring on ATV's, or enjoying the stillness of a fall mourning hunt, On The Rocks Ranch is built for year-round use.

Additionally, the buyer will have the unique opportunity to take over an 8-year lease on the adjoining 160 acres next door, expanding both the property's footprint and wildlife access.



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Access & Location

Two remote-controlled gated entrances secure access to the ranch, which is easily reached by well-maintained gravel roads. Just minutes from downtown Ardmore, 38 miles from Win Star World Casino and under 1.5 hours from the DFW metroplex, the property offers the rare combination of true rural privacy with regional convenience.

Summary

On The Rocks Ranch is a premier 487.92-acre legacy property offering a refined rural lifestyle with unmatched improvements and recreational infrastructure. Turn-key and ready to enjoy from day one, this ranch is well-suited as a private retreat, full-time residence, or multi-generational getaway.



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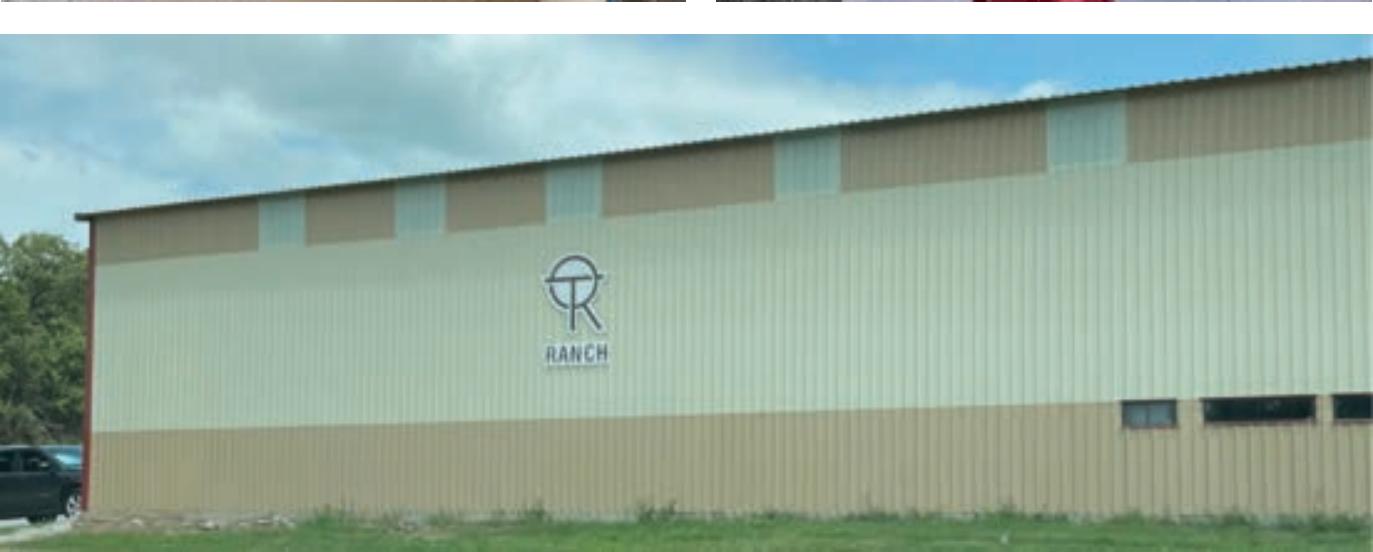
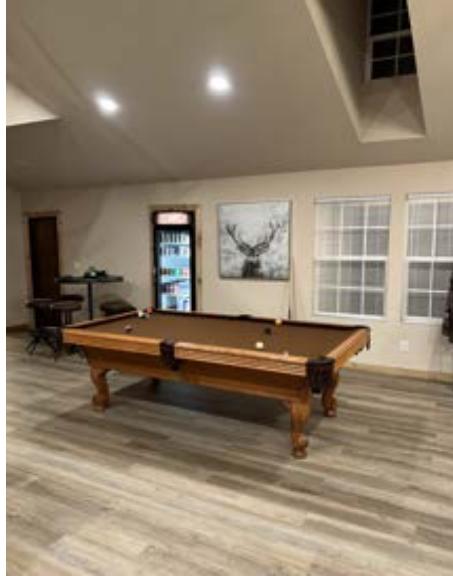
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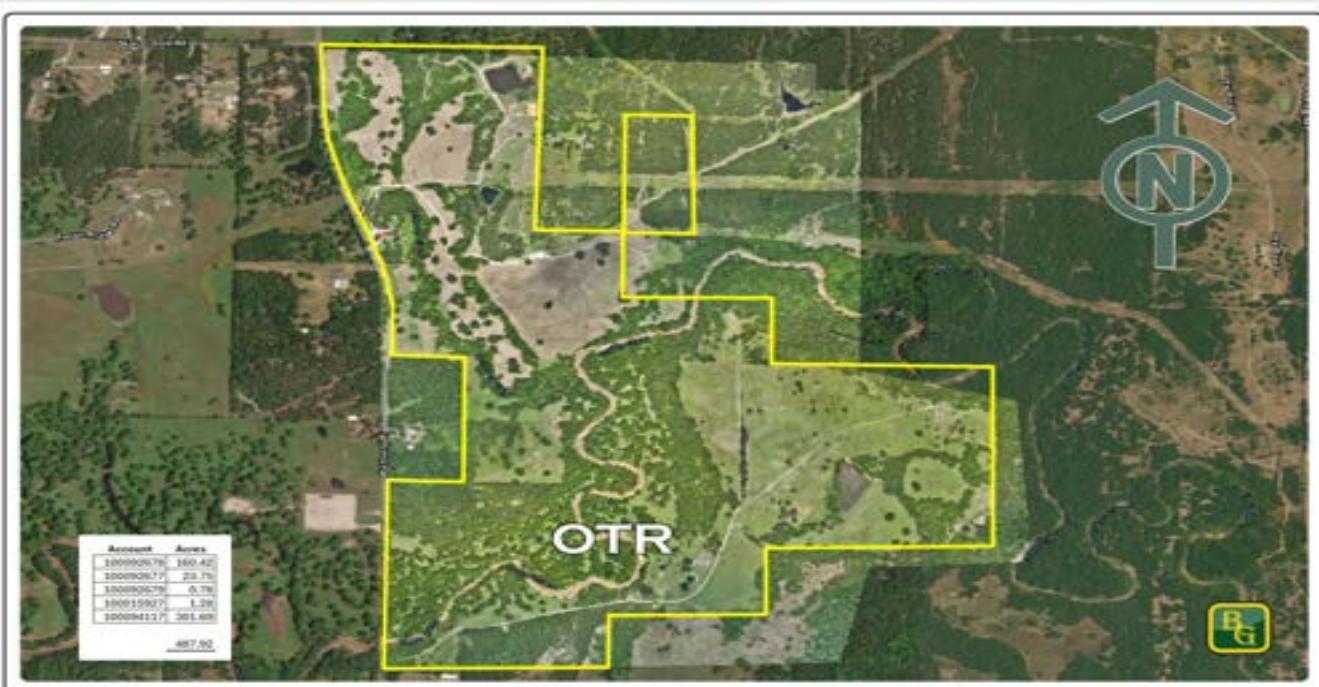
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Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date