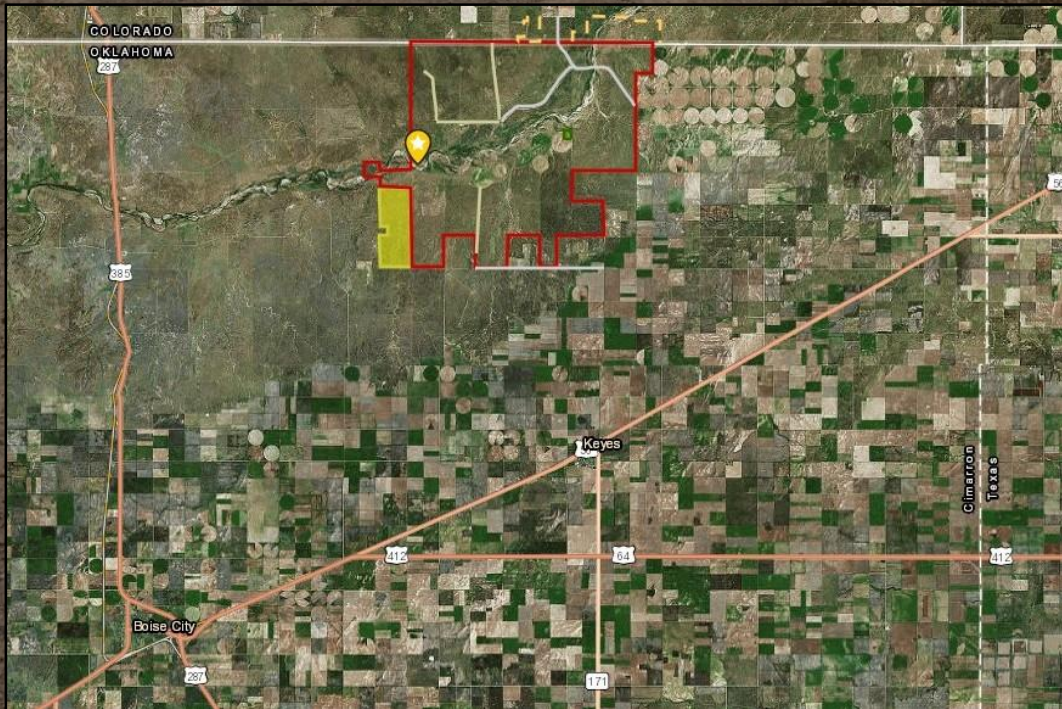


Rusco Ranch

Keyes, Oklahoma

28,748 acres Oklahoma Panhandle



THE PROPERTY:

The Rusco Ranch is a sprawling cow/calf or stocker operation located approximately 10 miles north of Keyes, Oklahoma. The northern boundary of most of the ranch is the state line, however some of the ranch is in Colorado. The ranch is contiguous except for a parcel divided by the county road. The Ranch has over ten miles of frontage on the Cimarron River, which runs west to east across the ranch. Rusco Ranch is made up of the following tracts:

27,280 +/- acres Cimarron County, Oklahoma

1,468 +/- acres Baca County, Colorado

28,748 +/- acres Deeded

1,520 acres Oklahoma State Lease

2017 Taxes: Colorado – \$555.76

Oklahoma - \$11,080

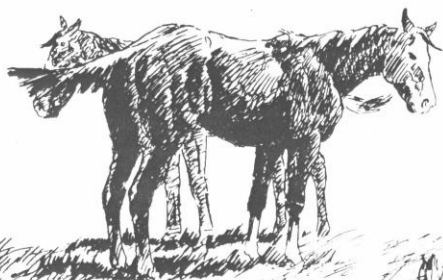
TERRAIN AND VEGETATION:

As expected a ranch of this size has considerable variation in both terrain and vegetation. At the center of the ranch is the Cimarron River, running West to East and the ranch gently slopes from both North and South to the river at the center of the ranch. The terrain in general gently rolling, and the elevation for this area is 3,950 feet.

The Rusco Ranch has an excellent mixture of native grasses including: Big Bluestem, Blue Grama, Little Bluestem, Side-Oats Grama, Yellow Indian Grass, Buffalo Grass and the soils are sandy.

CARRYING CAPACITY:

The ranch is currently under lease until October 31, 2018. The tenant has been operating the ranch for the past nine years. They are presently running 1,000 spring calving cows during the summer and winter 500 cows on the ranch.



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“Old Hands with New Ideas”

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WATER:

Rusco Ranch has over ten miles of frontage on the Cimarron River and livestock water is provided by eight Solar pumps, twenty two Windmills and three Submersible pumps. In addition there are seven Irrigation wells and Six center pivot Irrigation systems. There are 1,940 acre feet of Prior Water Rights registered with the Oklahoma Water Resources Board and the state of Oklahoma.

MINERALS:

7,990 NMA – Executory Rights; 1,660 Subject to ¼ NPRI (Royalty Only) All mineral rights convey to the buyer.

WILDLIFE:

Mule Deer, Whitetail Deer, Elk, and Pronghorn Antelope are found on Rusco Ranch. There is great potential to develop the hunting on this ranch, with the habitat, river and number of acres under one fence.

BULIDINGS & IRRIGATION EQUIPMENT:

The headquarters is modest but functional with one modern brick ranch style home, bunk house, horse barn and shop plus a set of steel corrals. There are another set of catch pens between Pivots #1 & #2, a small metal barn between Pivots #2 & #4, and a set of corrals at Pivot #6. There are also a set of shipping pens on the northeast side of the ranch.

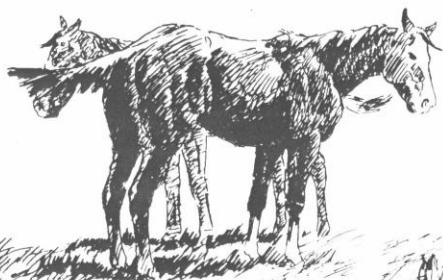
There are approximately 975 acres under center pivot irrigation. Five of the pivots are newer Zimmatics and one is older, they are powered by Chevy engines running on propane.

The pivots are fenced out of the surrounding pastures. The fence on the ranch is good and in good repair.

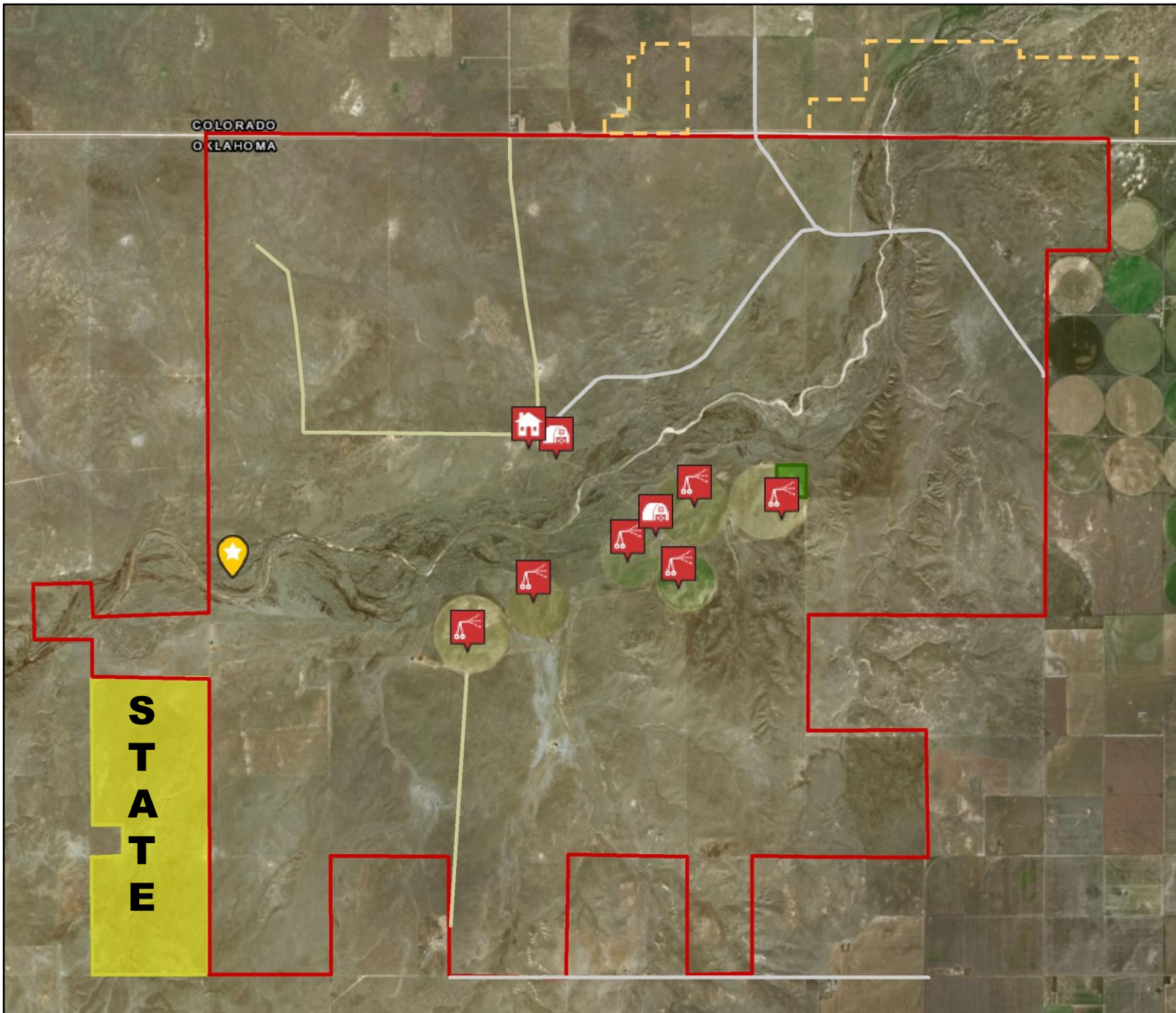
PRICE & TERMS:

\$15,000,000 Possession after end of Pasture Lease Term (October 31, 2018).

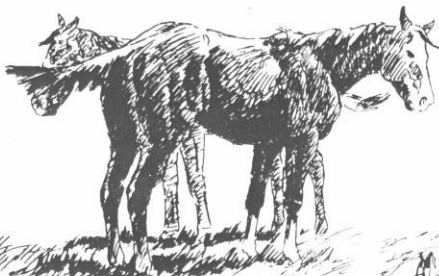
For additional information or showing contact the Broker.



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Red outline is the ranch perimeter. Yellow broken line is the perimeter of the land in Colorado. The 1,520 acres leased from the state of Oklahoma is marked in Yellow. Red markers are Pivots, Barns & Ranch house.



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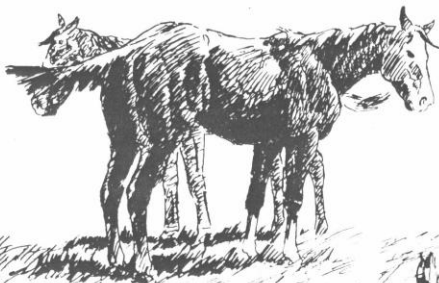
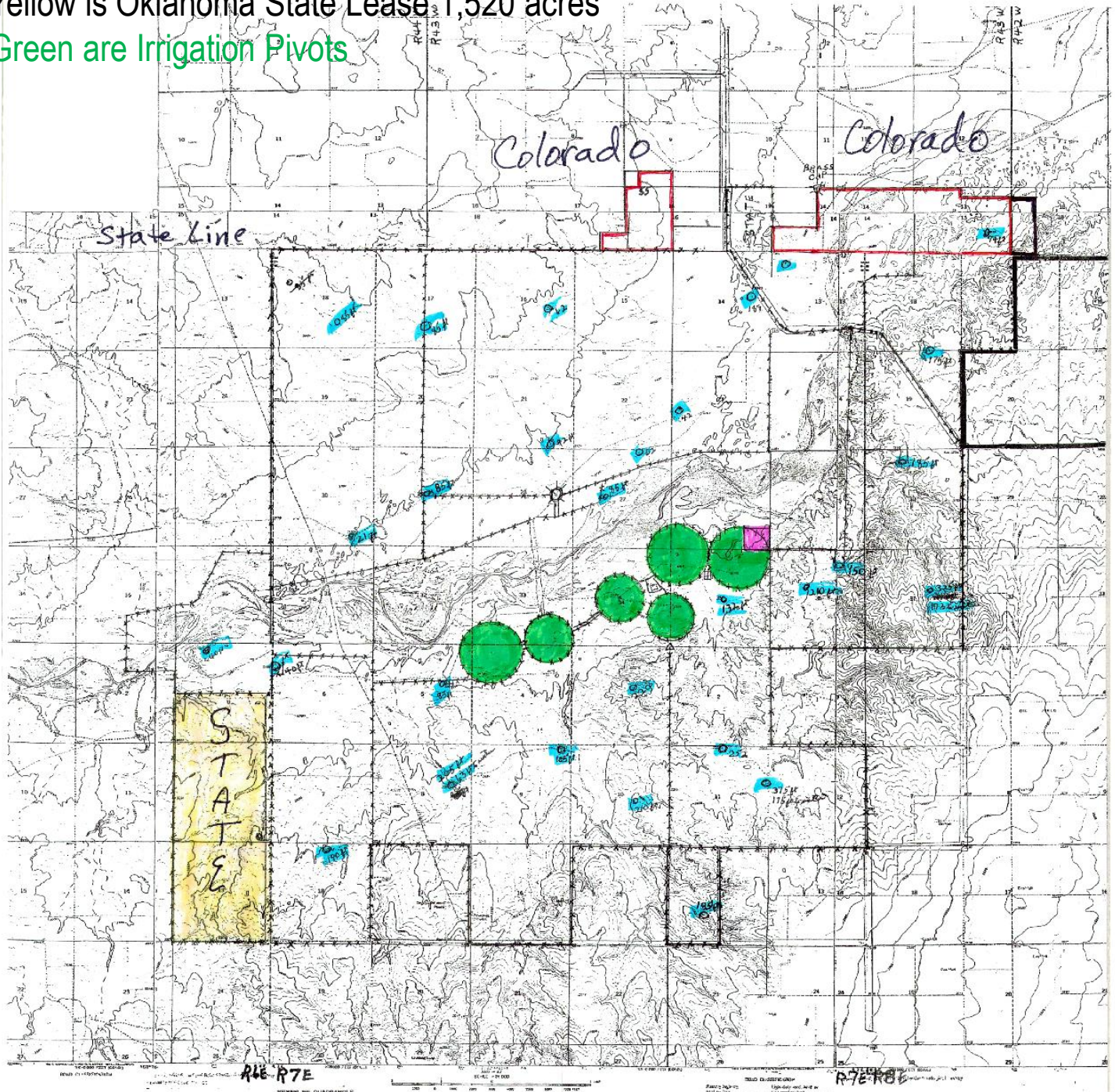


Blue are Windmills, Solar & Submersible pumps

Red outline marks Colorado deeded Land

Yellow is Oklahoma State Lease 1,520 acres

Green are Irrigation Pivots



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Ranch House at Headquarters



Bunk House at Headquarters



Horse Barn & Steel Corrals at Headquarters



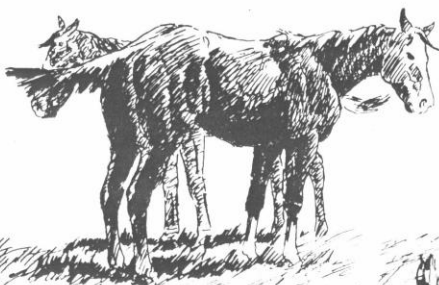
Shop at Headquarters



The Cimarron River runs across the ranch for over ten miles. There is protection along the river and open water for livestock.



A Big Steel Tank at one of the windmills provides plenty of water for cattle.

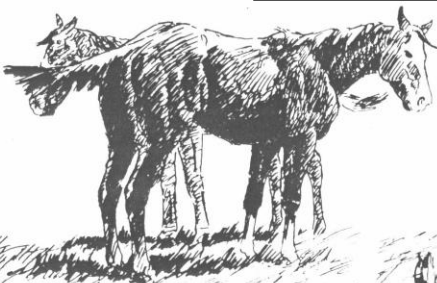


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