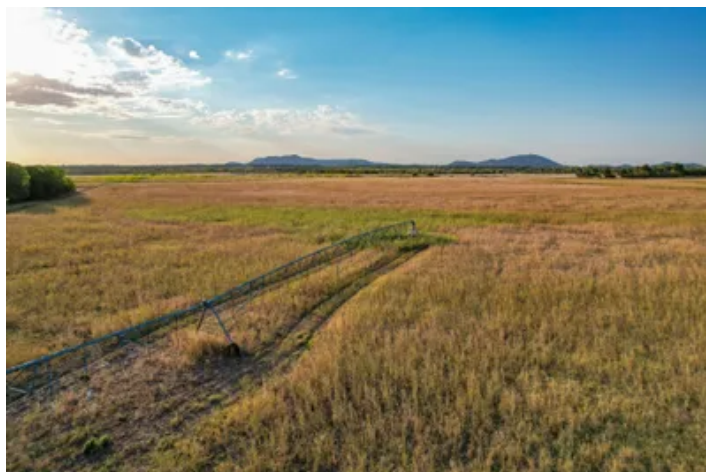


Elk Creek Ranch  
E 1510 Rd  
Roosevelt, OK 73564

2,211.750± Acres  
Kiowa County



**Elk Creek Ranch**  
**Roosevelt, OK / Kiowa County**

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**SUMMARY**

**Address**

E 1510 Rd

**City, State Zip**

Roosevelt, OK 73564

**County**

Kiowa County

**Type**

Farms, Ranches, Recreational Land, Riverfront, Business Opportunity

**Latitude / Longitude**

34.833885 / -99.122182

**Acreage**

2,211.750

**Property Website**

<https://arrowheadlandcompany.com/property/elk-creek-ranch-kiowa-oklahoma/68915/>



## Elk Creek Ranch Roosevelt, OK / Kiowa County

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### PROPERTY DESCRIPTION

Auction is to be conducted in-person & online Wednesday, January 22nd - 10:00 AM Central.

Auction Venue Location: Western Technology Center 1000 S. Bailey Street, Hobart, OK 73651

**Proxibid link for online bidding: Link will be provided soon. Check back for updates.**

Located approximately 8 +/- miles west of Roosevelt, OK in Sections 5, 6, 7, 8, 17, 18, 19, all in Township 4 North, Range 18 West and Lots 1-4 and SE/4 SE/4 in 12-4-19, Kiowa County, Oklahoma. There are 2,211.75 +/- taxable acres offered as a single tract. The ranch represents premier farming, ranching and hunting ground.

- Five irrigation pivots, serviced by one pump with a flow rate of 700 GPM
- Tillable and pasture acreage
- Elk Creek runs through the center offering hunting and fishing opportunities
- Borders the North Fork Red River
- Recreational opportunities for Whitetail, Turkey, Waterfowl, Elk, Hogs, Quail, Dove, and Small Game
- 320 x 50 hay barn and 80 x 40 barn for storing both bales and equipment

Located at the intersection of County Road E1490 & County Road N2160, Roosevelt, Oklahoma. Property is 16 +/- miles south of Hobart, legally described as: **Refer to Document 1 link below.**

Seller: Kirk Patrick Moore, etal

Auctioneer: Brad Sosebee

Managing Broker: Andrew Schultz

Agent/Primary Contact: Will Bellis ([918\) 978-9311](tel:9189789311) , Hunter Bellis ([539\) 238-7693](tel:5392387693)

### **Method & Terms**

- The Moore Ranch will be sold on a price-per-acre basis, based on taxable acres. Each tract is being sold absolute, without reserve.
- This property will be offered as separate tracts. Concluding the individual tract bidding, we will recombine the tracts and give any buyer a chance to purchase the property as a whole. Their bid must exceed the sum of all individual tracts combined to be successful in purchasing the property as a whole.
- This is an absolute auction with buyers' choice. The highest bidder gets the first choice of which tract (or combination of tracts) they want to purchase. Once they select their tract(s), the remaining tracts are auctioned again in the same manner until all are sold.

- Immediately following the auction, the successful buyer will be required to sign a real estate sales contract and pay 10 percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. The balance of the purchase price will be due at closing which will take place on or before Monday, February 24th, 2025.
- The seller will provide title insurance in the full amount of the purchase price. Seller will pay all of the 2024 real estate taxes, due and payable in 2025 through a credit at closing. 2025 taxes will be prorated to the day of closing.
- There are no farm or hunting leases for 2025 on any of the ground being sold. The buyer will receive and seller will convey all of seller's water, oil, gas, coal and other mineral rights not conveyed of record.
- Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.
- On-site bidders are required to bring a valid government-issued ID and proof of funds/preapproval letter.
- If the winning bid is online, you will be immediately contacted to make arrangements for the ten percent (10%) down payment and a purchase contract will be sent electronically for e-signature.
- All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller, auctioneer, or Arrowhead Land Company and its affiliates, pertaining to this property. Real estate is being sold "AS IS".

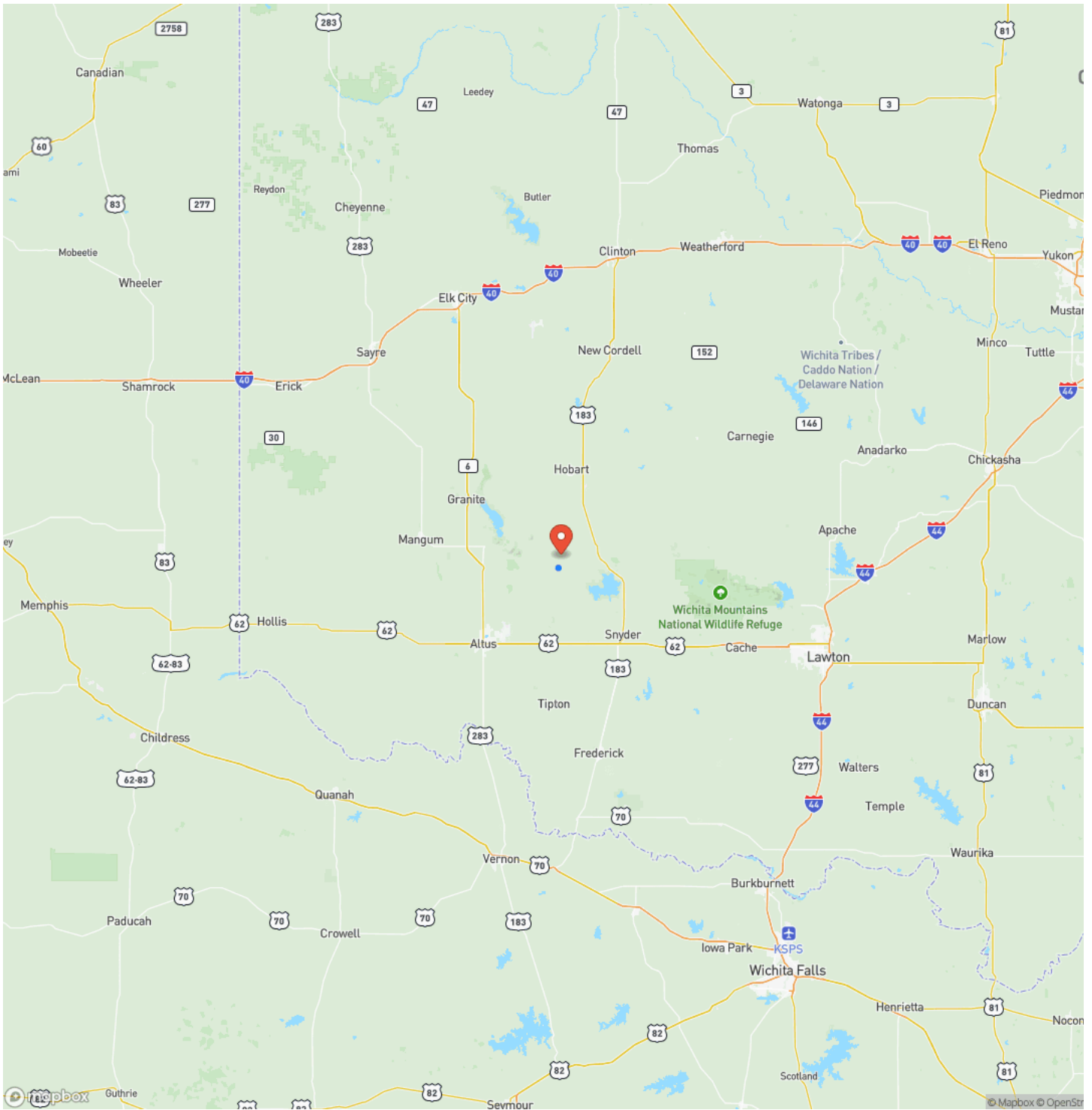
**Elk Creek Ranch  
Roosevelt, OK / Kiowa County**



# Locator Map



# Locator Map



## Satellite Map









## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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