

Diamond G Ranch

1000 Winner's Circle • Edmond, Oklahoma 73025

Property Summary

Location: 1000 Winner's Circle, Edmond, Oklahoma 73025

Size: 160.73 +/- acres

Frontage: 2,549.26 feet on the west side of Kelley Ave and 2,660.72 feet on the south side of W. Charter Oak Rd.

Over 20 miles of white PVC perimeter and internal fencing with many double fenced pastures.

REALSTATE TAXES 2018: \$25,490

LEGAL DESCRIPTION:

The Northeast Quarter of Section 27, Township Fifteen North, Range Three West of the Indian Meridian, Logan County, Oklahoma, except a tract of land in the Southeast corner, described as follows: Beginning at the Southwest corner of said NE Quarter; Thence North Rods; Thence West 25 Rods; Thence South 6 Rods; Thence East 25 Rods to the point or place of beginning.

MAIN HOUSE: (Three Levels) 10,630 Sq Ft
Year Built: 2003
Bedrooms: 5
Baths: 4 Full and 2 Half
Garage: (5 Car) 2,126 Sq Ft
Water Information: 3 hp, 15 amp. Champion 60-gallon tank.
Tested April 2019, passed with no issues.
New 50 gallon Hot Water Heater in Master
Note: HVAC Heat Pump Units: Four **NEW** 4-ton Units and One **NEW** 5-ton Unit

POOL HOUSE: 2,080 Sq Ft
Year Built: 2003
Bedrooms: 1
Baths: 2
Water Information: 3 hp Delux box, 17-amp, Champion 220 with softener.
Tested April 2019, passed with no issues.
Note: HVAC Heat Pump Unit: **NEW** 2.5-ton Heat Pump Unit

GUEST HOUSE: 1,205 Sq Ft
Year Built: 2004
Bedrooms: 2
Baths: 2
Garage: (2 Car) 437 Sq Ft
Water Information: 9-amp, 40/60 tank size, 32-gallon Welxtrol, added 1 gauge
Tested April 2019, chlorination was required

CARETAKER'S HOUSE:	1,650 Sq Ft
Year Built:	1960
Bedrooms:	3
Baths:	1
Water Information:	8- amp 40/60, tank size 32-gallon Champion. Tested April 2019, passed with no issues. NEW Aerobic Treatment System
57 Total Stalls 12'x12'	
FOALING BARN: (4 Stalls)	1,728 Sq Ft
Year Built:	1999
STALLION BARN: (2 Stalls)	2,880 Sq Ft
Year Built:	2000
OFFICE BARN: (18 Stalls)	6,420 Sq Ft
Year Built:	2000
INDOOR ARENA:	10,152 Sq Ft
Year Built:	Completed in 2000
Wall Height:	14 Ft
Tapered Arena Liner:	4 Ft
COVERED ROUND PEN:	60 Ft
Year Built:	Completed in 2000
MACHINE SHOP/ HAY BARN:	2,520 Sq Ft
Year Built:	2000
Water Information:	5 hp pump pulling 15 amps, 2-220 gallon Champion, 1 ½ to 2" lines. Replaced both tanks April 2019 Tested April 2019, passed
LARGE BARN: (33 Stalls)	15,046 Sq Ft
Year Built:	2001
3 Bedroom Apartment:	865 Sq Ft
TRACK	One Mile oval training track. Training Gates and all maintenance equipment available.
14 INDIVIDUAL PARCELS:	Selling by Choice Parcel*, Combinations or the Entire 160 +/- Acres Individual Parcel Acreages are Approximations*

