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## **National Residential Auctioneers to sell the Cherokee Spur Ranch**

June 28, 2012 - Front Section

On July 28th at 10 a.m., Grand Lakes' premier hunting facility and resort will be sold at auction by National Residential Auctioneers. The auction includes over 750 acres of diverse flora and fauna, wetlands, nearly 2 miles of shoreline, a lodge, ranch house, bunk house and a 1940's party barn. Close to 1,000 lots of personal property will also be sold to the highest bidder, including farm and ranch equipment, tools, hunting gear, ATV's and custom household furniture.

"With its spectacular views and diverse terrain, this property has White-tail deer, bobwhite quail, Rio Grande turkey, numerous waterfowl species and countless non-game species," said Scott Grubbs, ranch manager. "Each year I discover rare species of shore birds and neo-tropical migrants calling our duck sloughs home."

"For the past five years, Scott has been cultivating the wildlife on our property, making us the premier Quail, Pheasant and Chukar hunting facility," said Bill Brassfield, one of the owners of the property.

"Scott has his degree from OSU in Wildlife Management and has done an outstanding job making this property second to none on Grand Lake." As an operating business, Cherokee Spur would routinely host hunters throughout the Midwest, with some flying in on private jets and to the nearby Grand Lake Regional Airport on Monkey Island or the South Grand Lake Regional Airport.

"During my tenure at Cherokee Spur, we have only shot a few white-tail deer," said Grubbs. "I can't begin to tell you how many white-tail bucks we have watched go by us when sitting in a duck slew. They were big, real big."

The property has two duck slews, one of which is stocked with Hybrid Bluegill and Crappie and was funded through a grant from the US Fish and Wildlife Service. The auction will include all of the decoys and hunting gear used for the hunts. The ranch also includes dog kennels with automated water, hunting dogs, and flight pens.

In addition to the premier hunting, the property has been a working cattle ranch with working pens and hydraulic chute. It has a mixture of both improved Bermuda and Fescue pastures as well as excellent stands of Native Grass. Two hundred steer were maintained from March through July 15th, 2011 with an average daily gain of 2.1 lbs. Similar gains are expected from a 175 steer capacity in 2012 with an additional 60 head of cow/calf pairs.

"I have an intimate knowledge of every inch of this property and am

hopeful the new owners will want me to stay on board to continue developing this treasured wildlife habitat in a responsible manner so they can enjoy it for many years," said Grubbs.

The property will be offered in 4 tracts at the auction, with each tract having its own unique features. One tract includes a 4,923 s/f home with ample room to relax and play.

Another tract includes a 2,600 s/f 3 bed, 3 bath ranch home along with stables, bunk house and the "party barn," a 1940's-era renovated barn.

Broker participation is encouraged. Property may be inspected during scheduled previews or by appointment. The auction will be conducted on site, in cooperation with CB Select and G7 Ranches. For more details on how to receive the property information packages and complete terms visit [www.natresauctions.com](http://www.natresauctions.com) or call (877) 895-7077.

National Residential Auctioneers provides customized auction services to sellers of quality residential real estate offering solutions designed for each individual property by a team of real estate auction professionals with decades of experience and a proven history of successfully selling real estate.

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