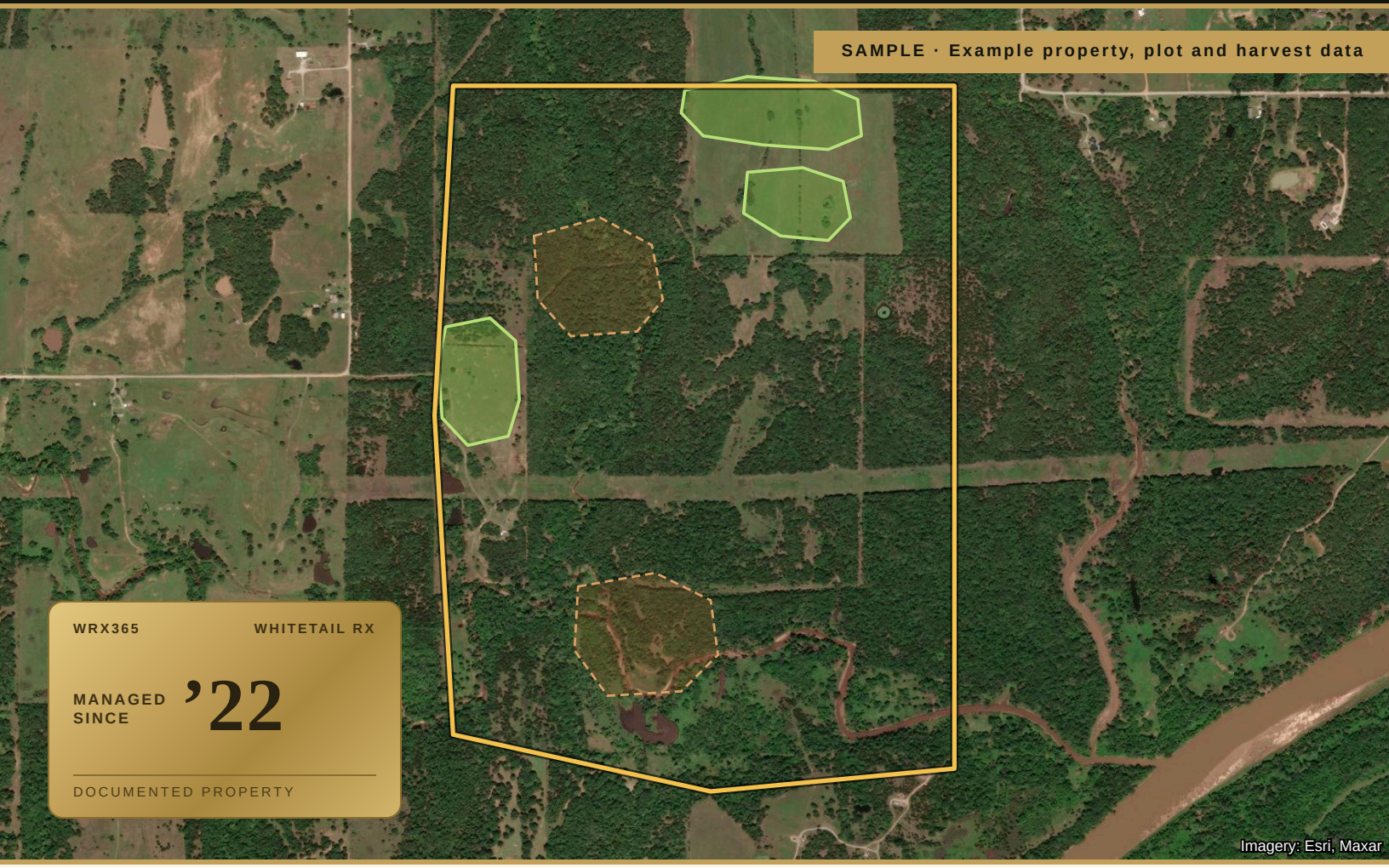


PAYNE COUNTY, OKLAHOMA

Cimarron Bottoms

516± acres of managed whitetail ground with 3 food plots and 7 stands

516± acres · Payne County, Oklahoma

PRESENTED BY

YOUR LOGO HERE

Whitetail Rx

ACRES	FOOD PLOTS	PLOT SOIL SCORE	AVG. BUCK AGE
516±	**3**	**6.6**/10	**4.7** yrs
Owner drawn	36.5 acres planted	USDA soils, by plot	13 bucks in the registry

INSIDE THIS REPORT

1. The property, its land, food, water and hunting
2. Habitat, soils and rainfall
3. 3 food plots with soil tests and planting history
4. Harvest history, trends and the best bucks
5. 7 stands and blinds with their walk-in routes
6. Hunting assets and estimated lease income

The property



158⅝" Drop Tine · 2025–26

The land

516± acres in Payne County, Oklahoma. 2 bedding and sanctuary areas (38.1 acres) give deer room to lie up undisturbed, including ground the owner keeps out of entirely. 4 mast trees are marked on the map.

Food and habitat

3 food plots covering 36.5 acres on Dennis and Okemah silt loams and Bigheart-Niotaze-Rock outcrop complex, with an average plot soil score of 6.6 out of 10. Every plot has its planting history on record along with lab soil tests. Soil pH on North Field has been raised from 5.3 to 6.3 since 2022.

Water

3 water sources are marked on the property. The area averages 37.3 inches of rain a year, with the last spring frost around April 6.

The hunting

24 deer are recorded in the owner's harvest registry over 4 seasons: 13 bucks and 11 does. Average buck age has climbed from 4.2 to 5.0 years. The best buck on record grossed 158⅝ inches.

Access and stands

7 stands and blinds, each with a mapped walk-in route from West Gate, North Gate and Camp. Each stand is set up for the winds it hunts best, so it's ready to hunt the first season.

PROPERTY FACTS

Acres	516±
County	Payne County, Oklahoma
Food plots	3 · 36.5 ac
Plot soil score	6.6 / 10
Bedding / sanctuary	38.1 ac
Stands and blinds	7
Rainfall	37.3" a year
Seasons on record	4
Avg. buck age	4.7 yrs

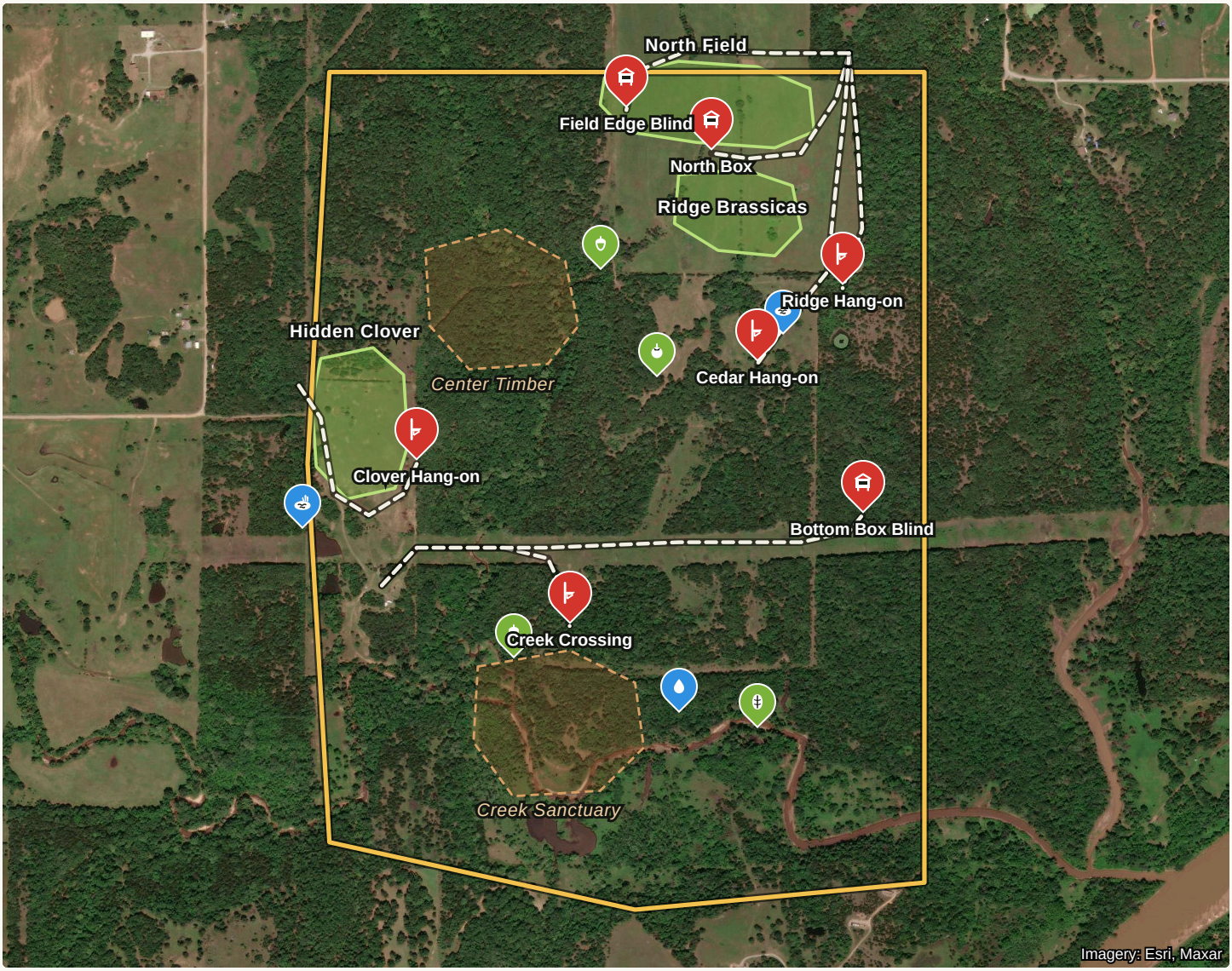
PRIVATE SHOWINGS

Agent Name

(918) 555-0142

Property map

YOUR LOGO HERE



Property line · Food plots · Bedding / sanctuary · Access routes · Hang-On · Box Blind · Water Hole · Water · Oak · Pecan · Persimmon

AT A GLANCE

County	Payne County, Oklahoma
Acres	516± (owner drawn)
Food plots	3 plots, 36.5 acres
Bedding and sanctuary	2 areas, 38.1 acres
Water and mast	3 water sources · 4 mast trees marked
Stands and blinds	7, all with access routes
Rainfall	37.3 inches a year

ABOUT THIS REPORT

Every line, plot, stand and route on these pages was drawn by the owner in WRX365, and every deer was entered in the owner's harvest registry. Soils come from the USDA. Rainfall and frost dates come from NOAA.

Habitat and soils

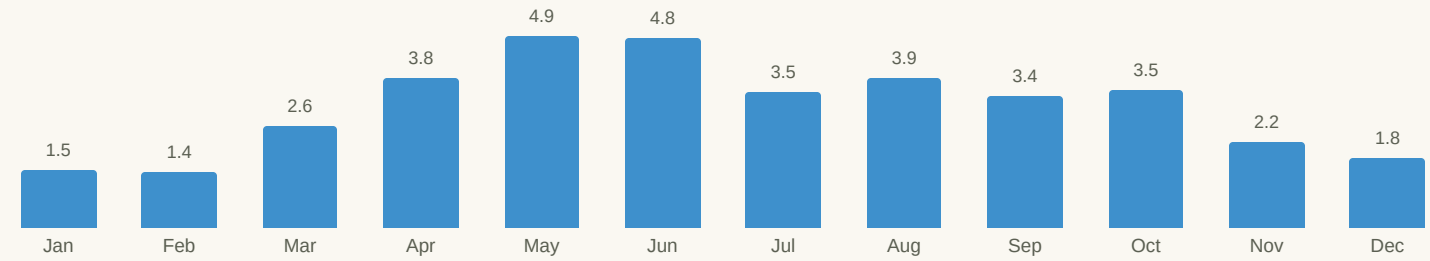
FOOD PLOTS

PLOT	ACRES	SOIL	PLOT SCORE	PH	LAST PLANTED
North Field	15.1	Dennis and Okemah silt loams, 3 to 5 percent slopes	7.5	6.3	Fall 2026: Wheat and crimson clover
Ridge Brassicas	9	Dennis and Okemah silt loams, 1 to 3 percent slopes	8.5	6.5	Fall 2026: Brassica blend
Hidden Clover	12.4	Bigheart-Niotaze-Rock outcrop complex, 1 to 8 percent slopes	4	6.6	Fall 2025: Overseeded clover and cereal rye

BEDDING AND SANCTUARY

AREA	KIND	ACRES
Center Timber	Bedding	17.4
Creek Sanctuary	Sanctuary (no entry)	20.7

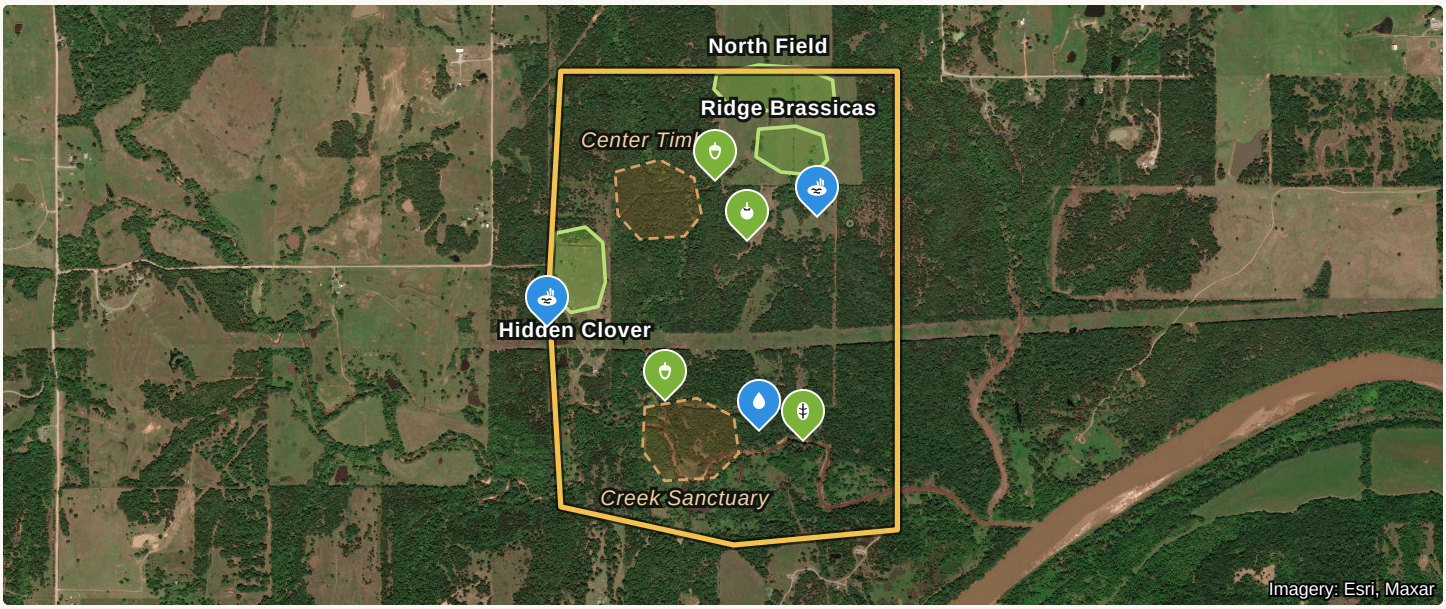
RAINFALL



Average rain by month, 37.3 inches a year (NOAA 1991-2020 normals, YALE 0.4 E, OK). Last spring frost about April 6; first fall frost about October 29.

Plot score: how well each plot's USDA soil grows deer food, 1 to 10, from drainage, water holding, slope and fertility.

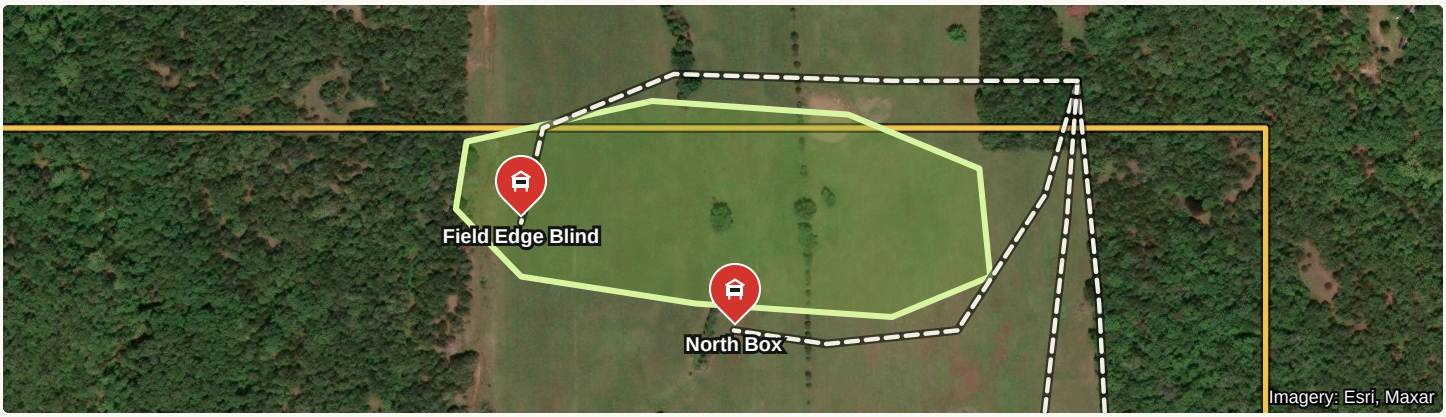
HABITAT MAP



North Field

15.1 acres · Dennis and Okemah silt loams, 3 to 5 percent slopes

FOOD PLOT 1 OF 3



ACRES	SOIL SCORE	LATEST PH	LAST PLANTED
15.1	7.5/10	6.3	Fall 2026
Drawn by the owner	Good	Feb 26, 2026	Wheat and crimson clover

SOIL TEST

OSU Soil, Water and Forage Lab · Feb 26, 2026 · 3 tests on file

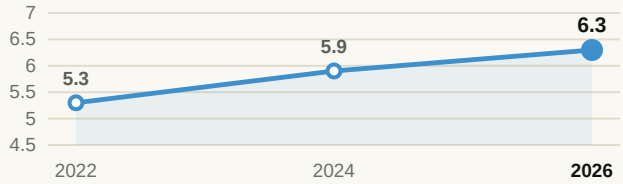
TEST	RESULT	RATING	HISTORY
Soil pH	**6.3**	GOOD	5.3 → 5.9 → 6.3
Buffer pH	**6.9**		6.5 → 6.8 → 6.9
Organic matter	**2.2** %		1.6 → 1.9 → 2.2
Phosphorus (P)	**27** ppm	MEDIUM	12 → 19 → 27
Potassium (K)	**121** ppm	MEDIUM	88 → 104 → 121
Calcium (Ca)	**1360** ppm		980 → 1180 → 1360
Magnesium (Mg)	**188** ppm		160 → 176 → 188
CEC	**10.3**		8.9 → 9.6 → 10.3

Lab recommendation for Wheat and clover: 0.5 tons lime, 40 lb N, 40 lb P_2O_5, 40 lb K_2O per acre.

Soil pH by test

▲ 1 since 2022

Target 6.0 to 7.0 for most food plots



PLANTING HISTORY

Sep 12, 2026	**Planted** Wheat and crimson clover · 95 lb/ac
May 9, 2026	**Planted** Soybeans · 55 lb/ac
Sep 14, 2025	**Planted** Wheat and Austrian winter peas · 100 lb/ac
Sep 13, 2025	**Fertilized** 13-13-13 · 300 lb/ac
May 3, 2025	**Planted** Iron clay peas and sunflowers · 55 lb/ac
Sep 14, 2024	**Planted** Wheat, oats and crimson clover · 90 lb/ac
May 11, 2024	**Planted** Soybeans · 55 lb/ac
Apr 8, 2024	**Limed** Pell lime · 800 lb/ac
Sep 12, 2023	**Planted** Wheat and cereal rye · 100 lb/ac
May 6, 2023	**Planted** Soybeans · 55 lb/ac

13 entries from 2022 to 2026.

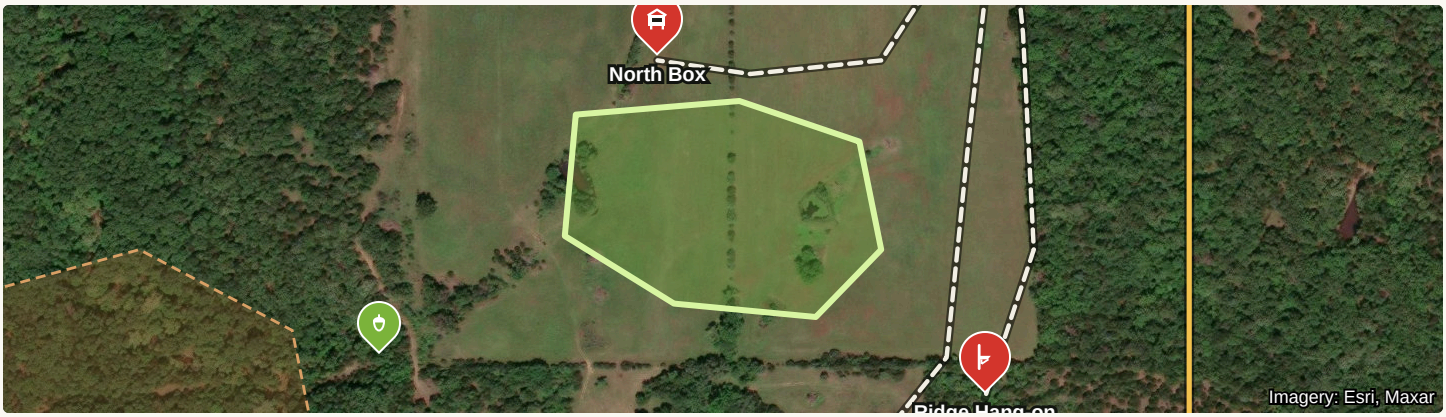
HUNTED FROM

- **North Box** 118 yd · best on S, SW
- **Field Edge Blind** 159 yd · best on W, NW

Ridge Brassicas

9 acres · Dennis and Okemah silt loams, 1 to 3 percent slopes

FOOD PLOT 2 OF 3



ACRES	SOIL SCORE	LATEST PH	LAST PLANTED
9	8.5/10	6.5	Fall 2026
Drawn by the owner	Excellent	Feb 19, 2026	Brassica blend

SOIL TEST

OSU Soil, Water and Forage Lab · Feb 19, 2026 · 3 tests on file

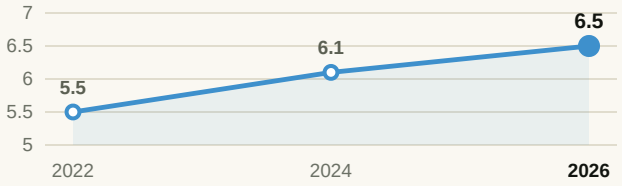
TEST	RESULT	RATING	HISTORY
Soil pH	**6.5**	GOOD	5.5 → 6.1 → 6.5
Buffer pH	**7**		6.6 → 6.8 → 7
Organic matter	**2.3** %		1.9 → 2.1 → 2.3
Phosphorus (P)	**31** ppm	MEDIUM	14 → 22 → 31
Potassium (K)	**136** ppm	GOOD	96 → 118 → 136
Calcium (Ca)	**1480** ppm		1150 → 1320 → 1480
Magnesium (Mg)	**210** ppm		180 → 195 → 210
CEC	**11.1**		9.8 → 10.4 → 11.1

Lab recommendation for Brassicas: 80 lb N, 30 lb P_2O_5, 20 lb K_2O per acre.

Soil pH by test

▲ 1 since 2022

Target 6.0 to 7.0 for most food plots



PLANTING HISTORY

Aug 30, 2026	**Planted** Brassica blend · 8 lb/ac
May 2, 2026	**Planted** Soybeans · 55 lb/ac
Sep 6, 2025	**Planted** Radish, turnip and cereal rye · 55 lb/ac
Sep 2, 2025	**Fertilized** 19-19-19 · 250 lb/ac
Apr 26, 2025	**Planted** Iron clay peas · 60 lb/ac
Sep 5, 2024	**Planted** Brassicas and winter wheat · 70 lb/ac
Aug 24, 2024	**Fertilized** 46-0-0 urea · 100 lb/ac
May 4, 2024	**Planted** Soybeans · 50 lb/ac
Mar 10, 2024	**Limed** Ag lime · 1 ton/ac
Aug 31, 2023	**Planted** Brassicas and cereal rye · 60 lb/ac

15 entries from 2022 to 2026.

HUNTED FROM

- **North Box** 132 yd · best on S, SW
- **Ridge Hang-on** 306 yd · best on W, SW

Hidden Clover

12.4 acres · Bigheart-Niotaze-Rock outcrop complex, 1 to 8 percent slopes

FOOD PLOT 3 OF 3



ACRES	SOIL SCORE	LATEST PH	LAST PLANTED
12.4	4/10	6.6	Fall 2025
Drawn by the owner	Poor	Feb 12, 2026	Overseeded clover and cereal rye

SOIL TEST

OSU Soil, Water and Forage Lab · Feb 12, 2026 · 3 tests on file

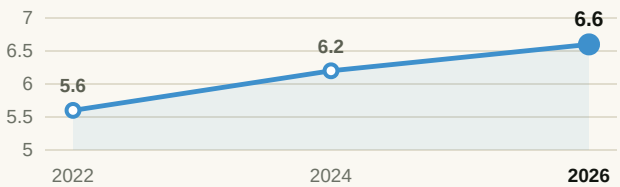
TEST	RESULT	RATING	HISTORY
Soil pH	**6.6**	GOOD	5.6 → 6.2 → 6.6
Buffer pH	**7**		6.6 → 6.9 → 7
Organic matter	**3** %		2.4 → 2.7 → 3
Phosphorus (P)	**33** ppm	GOOD	15 → 24 → 33
Potassium (K)	**142** ppm	GOOD	102 → 124 → 142
Calcium (Ca)	**1560** ppm		1240 → 1410 → 1560
Magnesium (Mg)	**222** ppm		190 → 205 → 222
CEC	**11.8**		10.6 → 11.2 → 11.8

Lab recommendation for Clover: 20 lb P_2O_5, 30 lb K_2O per acre.

Soil pH by test

▲ 1 since 2022

Target 6.0 to 7.0 for most food plots



PLANTING HISTORY

Sep 2, 2026	**Fertilized** 0-20-30 · 200 lb/ac
Jun 6, 2026	**Mowed** Mowed to 8 inches
Sep 11, 2025	**Planted** Overseeded clover and cereal rye · 50 lb/ac
Jun 14, 2025	**Mowed** Mowed to 8 inches
Mar 8, 2025	**Limed** Pell lime · 600 lb/ac
Sep 7, 2024	**Fertilized** 0-20-30 · 200 lb/ac
Jun 8, 2024	**Mowed** Mowed to 8 inches
Feb 24, 2024	**Planted** Frost seeded white clover · 4 lb/ac
Sep 5, 2023	**Sprayed** Clethodim (grass) · 8 oz/ac
Jun 10, 2023	**Mowed** Mowed to 8 inches

13 entries from 2022 to 2026.

HUNTED FROM

Clover Hang-on 176 yd · best on S, SE

Harvest history

DEER IN THE REGISTRY

24

13 bucks and 11 does over 4 seasons · 10 bucks 4½ or older

TOP BUCK	AVG. BUCK AGE	VENISON
158⅝"	**4.7** yrs	**~1,410** lb
Drop Tine · 2025–26	All seasons	Boneless, estimated

VS. 2024–25 SEASON

Average buck age: **5.0 yrs** (up 0.2 yrs from 2024–25)

Average gross score: **142"** (up 1⅛" from 2024–25)

Buck weight, field-dressed: **172 lb** (up 4 lb from 2024–25)

SEASON BY SEASON

SEASON	BUCKS	DOES	AVG. BUCK AGE	AVG. GROSS	TOP BUCK	BUCK LB	DOE LB
2025–26	4	3	5.0	142"	158⅝"	172	96
2024–25	3	2	4.8	140⅞"	151¼"	168	94
2023–24	3	3	4.5	135"	144⅜"	159	91
2022–23	3	3	4.2	127⅞"	136½"	150	88

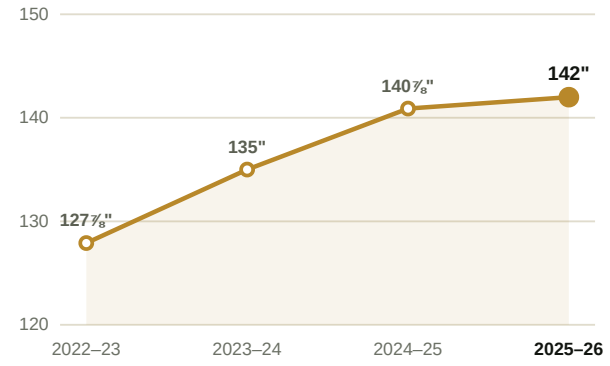
BUCKS BY AGE

3	6	3	1
3½ yrs	4½ yrs	5½ yrs	6½+ yrs

ANTLER SIZE

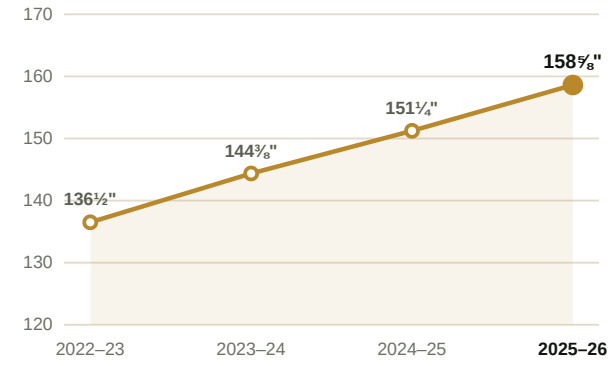
Average gross score ▲ 14⅛" since 2022–23

Inches, all bucks taken



Top buck, gross score ▲ 22⅛" since 2022–23

Inches, best buck each season



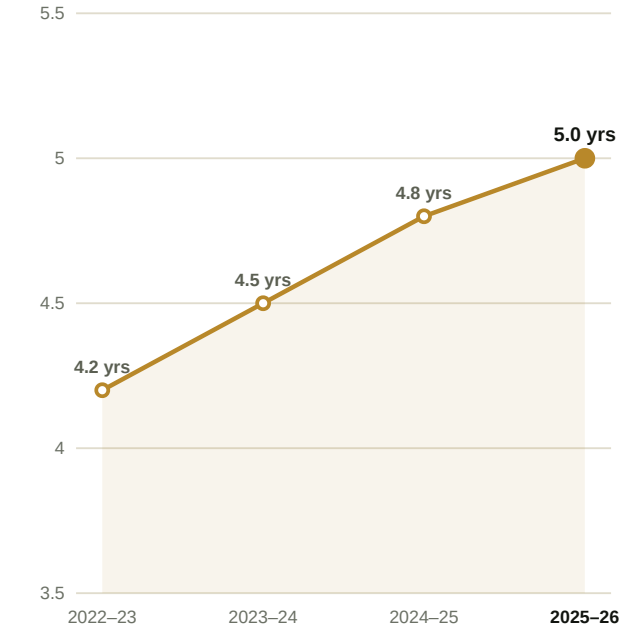
Harvest trends: age and weight

Season by season on this property, 2022–23 through 2025–26. Each chart is built from the owner's harvest registry.

Average buck age

▲ 0.8 yrs since 2022–23

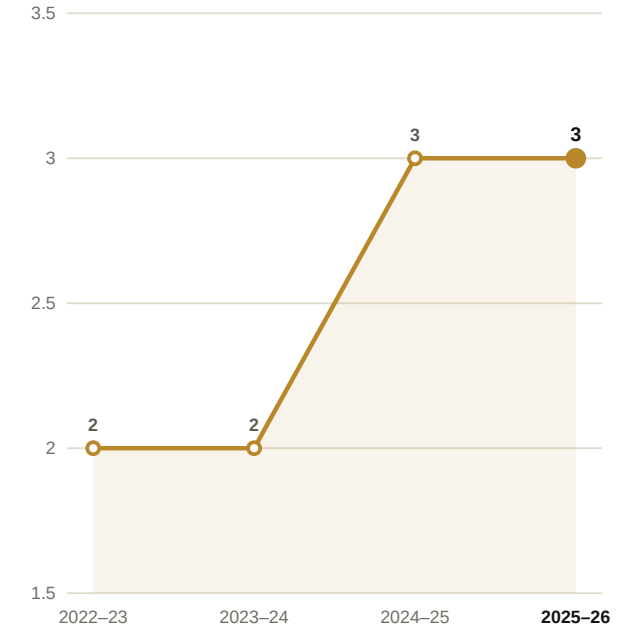
Years, aged by body



Mature bucks taken (4½+)

▲ 1 since 2022–23

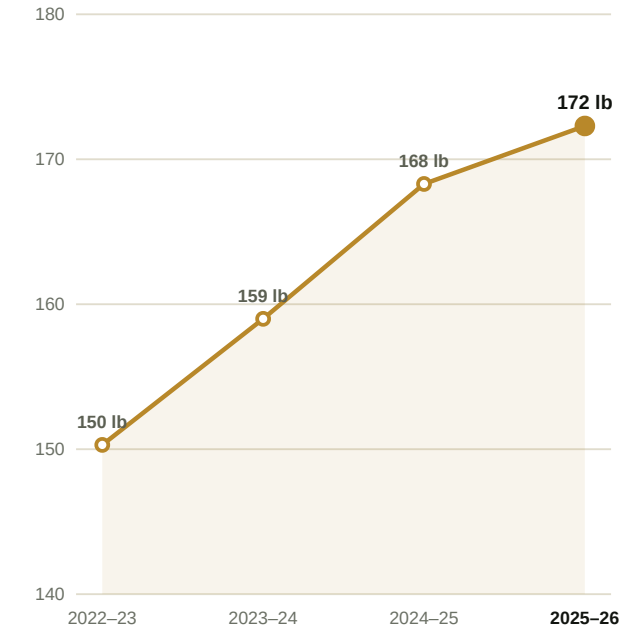
Bucks per season



Avg. buck weight, field-dressed

▲ 22 lb since 2022–23

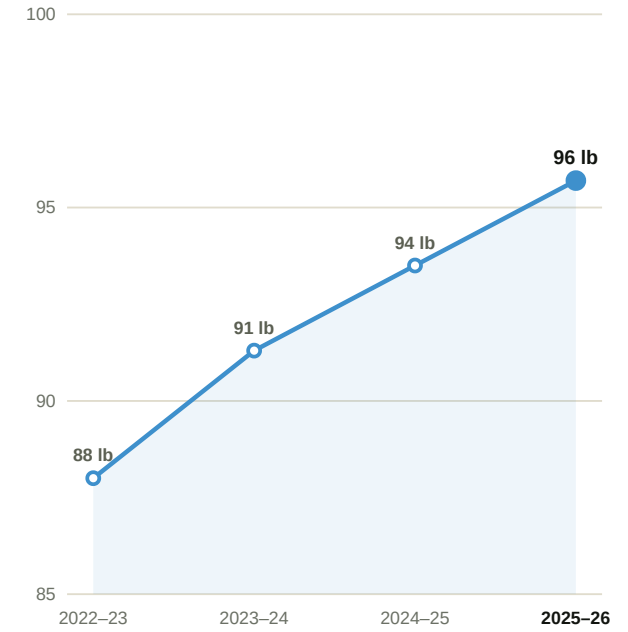
Pounds



Avg. doe weight, field-dressed

▲ 8 lb since 2022–23

Pounds



Harvest bucks



158⅝" Drop Tine · 6.5 yrs · 196 lb · 2025–26



151¼" Bottom Ten · 5.5 yrs · 182 lb · 2024–25



144⅜" Gray Face · 4.5 yrs · 166 lb · 2023–24

ALSO IN THE TOP 6

2025–26

149"

Big 10 · 5.5 yrs · 184 lb

2025–26

141½"

Wide Nine · 4.5 yrs · 168 lb

2023–24

139"

Kicker 9 · 5.5 yrs · 171 lb

Harvest log

SEASON	DEER	SCORE	AGE	DRESSED LB
2025–26	Doe	-	-	94
2025–26	Young 8 · Buck	119"	3.5	141
2025–26	Wide Nine · Buck	141½"	4.5	168
2025–26	Doe	-	-	96
2025–26	Big 10 · Buck	149"	5.5	184
2025–26	Drop Tine · Buck	158⅝"	6.5	196
2025–26	Doe	-	-	97
2024–25	Wide 8 · Buck	133"	4.5	160
2024–25	Doe	-	-	92
2024–25	Bottom Ten · Buck	151¼"	5.5	182
2024–25	Heavy 10 · Buck	138½"	4.5	163
2024–25	Doe	-	-	95
2023–24	Doe	-	-	92
2023–24	Kicker 9 · Buck	139"	5.5	171
2023–24	Tall 9 · Buck	121½"	3.5	140
2023–24	Gray Face · Buck	144⅜"	4.5	166
2023–24	Doe	-	-	93
2023–24	Doe	-	-	89
2022–23	Doe	-	-	90
2022–23	Eight · Buck	118"	3.5	138
2022–23	Doe	-	-	86
2022–23	Old Ten · Buck	136½"	4.5	162
2022–23	Split G2 · Buck	129¼"	4.5	151
2022–23	Doe	-	-	88

Scores are green gross scores in inches. Weights are field-dressed (live weight × 0.78 when only live was entered). Venison is about 45% of field-dressed weight. Kill dates and spots are left out of the Listing Edition.

Stands and access (1 of 2)

7 stands and blinds. The dashed line is the way the owner walks in, and the shaded wedges are the winds each stand is hunted on.



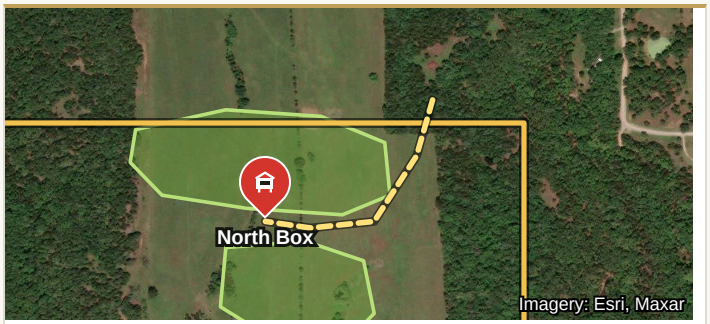
Clover Hang-on

HANG-ON

Access: 520 yd walk from West Gate



Best: S, SE



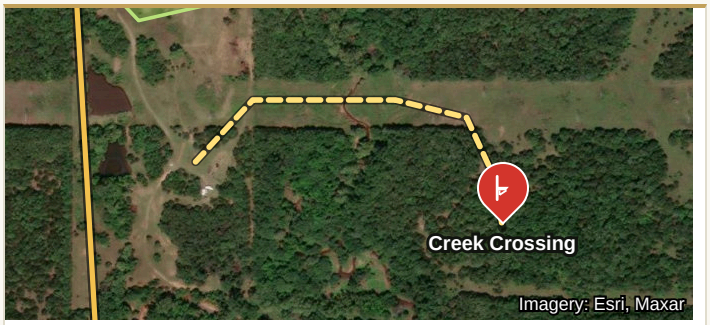
North Box

BOX BLIND

Access: 460 yd walk from North Gate



Best: S, SW



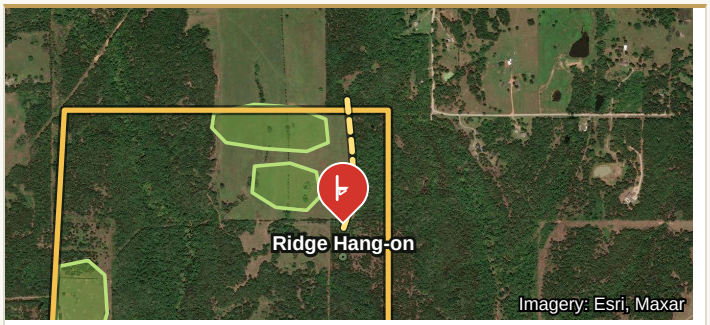
Creek Crossing

HANG-ON

Access: 570 yd walk from Camp



Best: N, NW



Ridge Hang-on

HANG-ON

Access: 540 yd walk from North Gate



Best: W, SW



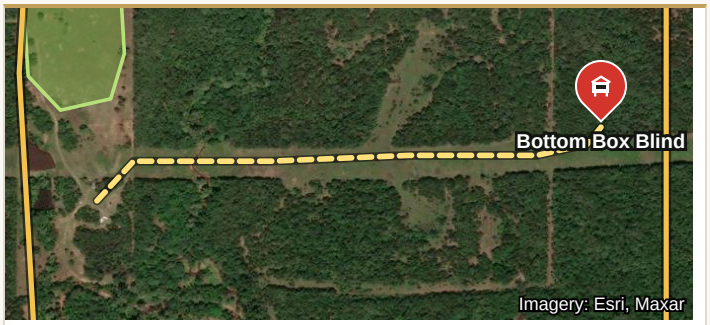
Cedar Hang-on

HANG-ON

Access: 750 yd walk from North Gate



Best: N, NE, E



Bottom Box Blind

BOX BLIND

Access: 1140 yd walk from Camp



Best: S, SE, E

Stands and access (2 of 2)



Field Edge Blind

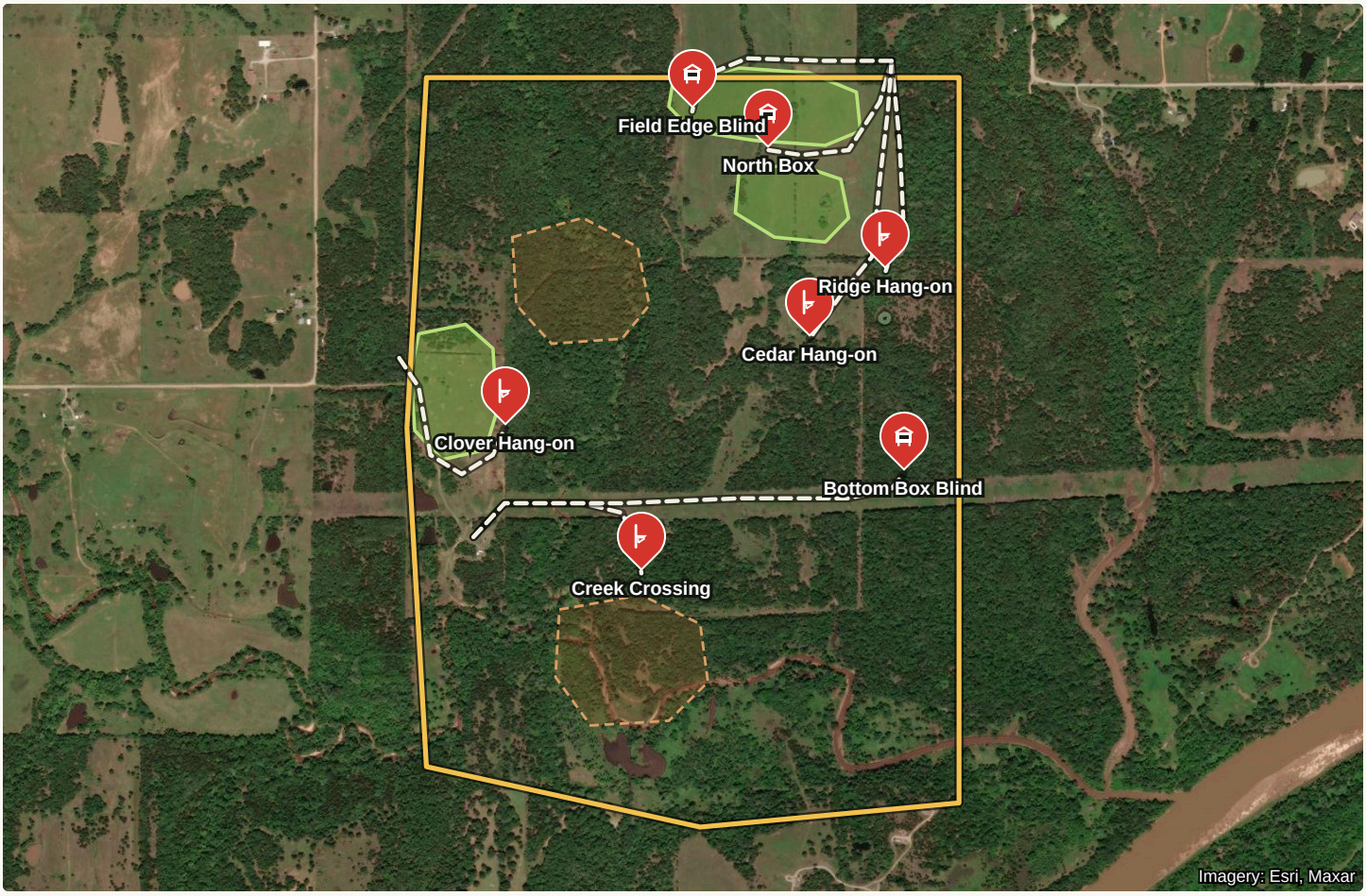
BOX BLIND

Access: 580 yd walk from North Gate



Best: W, NW

ALL STANDS AND ACCESS ROUTES



Hunting assets

The stands, blinds, feeders and cameras that stay with the property, ready to hunt on day one. Values are the seller's estimates.

ITEMS	ESTIMATED VALUE
12	$13,812

ITEM	TYPE	MAKE AND MODEL	EST. VALUE
Clover Hang-on	Hang-on	Novix Raider Hang-On + 20 ft Raider Sticks	$558
North Box	Box blind	Banks Outdoors Stump 4 Phantom	$3,500
Creek Crossing	Hang-on	Novix Raider Hang-On + 20 ft Raider Sticks	$558
Ridge Hang-on	Hang-on	Novix Raider Hang-On + 20 ft Raider Sticks	$558
Cedar Hang-on	Hang-on	Novix Raider Hang-On + 20 ft Raider Sticks	$558
Bottom Box Blind	Box blind	Banks Outdoors Stump 4 Phantom	$3,500
Field Edge Blind	Box blind	Banks Outdoors Stump 2 Phantom	$2,900
Creek Feeder	Feeder	Millennium Dinner Bell 600	$600
Lane Feeder	Feeder	Millennium Dinner Bell 600	$600
Cam 1 Field Edge	Trail cam	Tactacam Reveal Pro 4.0	$160
Cam 2 Creek	Trail cam	Tactacam Reveal Pro 4.0	$160
Cam 3 Ridge	Trail cam	Tactacam Reveal Pro 4.0	$160
Total estimated asset value			**$13,812**

Estimates are the seller's and aren't an appraisal. What conveys is set by the purchase contract.

Hunting lease income

What hunting leases bring in this part of the country. We averaged the public hunting lease listings within 250 miles of this property on tracts of a similar size (132 to 1,260 acres) and applied that rate to its 516 acres.

ESTIMATED YEARLY LEASE INCOME

$11,700

$7,400 to $16,100 typical range

AVERAGE LEASE RATE

$22.61

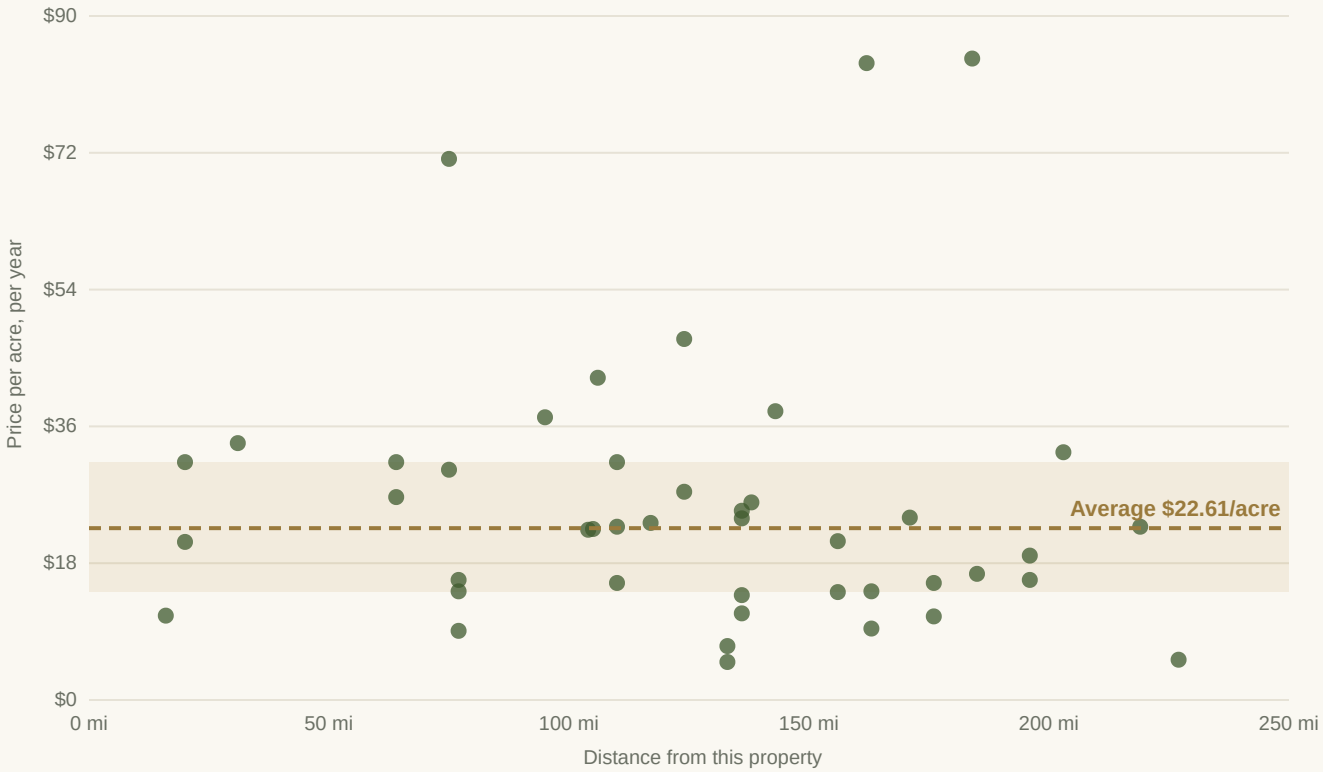
per acre, per year

LISTINGS AVERAGED

44

within 250 miles

Lease listings within 250 miles, price per acre



Each dot is one public hunting lease listing. The shaded band is the middle half of the listings ($14.25 to $31.25 per acre).

Not a guarantee. This is an average of the hunting leases publicly listed for rent within 250 miles of the property in October 2026, not an appraisal or an offer. What a lease brings depends on the deer, the habitat, access, improvements, the term and the lessee. The highest and lowest 10% of listings are left out of the average.

When it sells

YOUR LOGO HERE

HIGHLIGHTS

5.0 yrs	Average buck age, up from 4.2 in 2022–23
142"	Average gross score, up from 127⅞" in 2022–23
172 lb	Average buck, field-dressed, up from 150 lb in 2022–23
pH 6.3	North Field, raised from 5.3 since 2022 with lime and fertilizer
pH 6.5	Ridge Brassicas, raised from 5.5 since 2022 with lime and fertilizer
7	Stands and blinds, with mapped walk-in routes

WHAT THE BUYER GETS WHEN IT SELLS

The whole map

Property line, plots, bedding, access routes and every pin move into the buyer's WRX365 account.

Stands with their winds

Hunt forecasts work on the first day.

Food plot and harvest records

Every planting, soil test and deer taken here.

INCLUDED WITH THE SALE

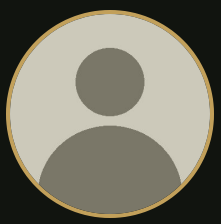
The property sale comes with a free year of WRX365 Pro+

The new owner gets this property's maps, stands, food plot records and harvest history in WRX365, plus a full year of Pro+: stand picks for every wind, the hunt outlook, soils and plot scores.

whitetailrxtools.com

Scan to see WRX365

YOUR AGENT FOR CIMARRON BOTTOMS



Agent Name

Whitetail Rx

CELL (918) 555-0142

EMAIL agent@yourbrokerage.com

LISTING whitetailrxtools.com

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Property lines and areas are drawn by the owner and are approximate. This is not a survey. Soils: USDA NRCS Web Soil Survey. Rainfall and frost: NOAA. Deer, plot and stand records are entered by the owner. Prepared October 14, 2026 with WRX365 by Whitetail Rx.