

ReMax of Green Country

**Price:** $900,000 **Terms:** Cash  **Taxes:** $961.00

**Location/Direction:**

North of Pawhuska on State Hwy 99, when Hwy 99 turns North off of Hwy 60 go 7.1 miles North on Hwy 99 to steel doubke gate on West side of Highway (No signs)

**Legal:**

Lengthy legal, call office for copy.

**Improvements:**

Roping arena currently used as corral, constructed out of steel cable and pipe frame. Metal cabin built in 2013 has 4 bedrooms, 1 bathroom. Oversized drive through 3 car garage, fenced yard, steel gated entry, 2 small grass traps, and 1 main pasture.

**Water:**

Well water, 3 ponds.

**Utilities:**

Electric

**Land:**

Hills, valleys, gulleys, plateau, rolling terrain.

**Minerals:**

None

**Production:**

Livestock grazing, certain areas could be baled for hay.

**Soils:**

#54- Shilder silty clay loam, 1-5% slope – 151ac Class VII

NBRF- Niotaze- Bigheart-Rock outcrop complex, - 117 ac 15-25% slopes, extremely stony.

Class VIII

BNRD- Bigheart- Niotaze-Rock out crop complex, - 114 ac 1-8% slopes. Class VIII

NBRE-Niotaze-Bigheart-Rock outcrop complex 3-15% slopes, very stony. 61ac Class VIII

#57- Steedman-Lucien complex, 3-15% slopes- 40ac Class VII

#66- Verdigris silt loam, 0-1% slopes, 33 ac Class II

#67- Verdigris Silt Loam 0-1% Slopes – 20ac Class V

#8- Pocasset fine sandy loam, 0-1% slopes. -21 ac occasionally flooded. Class II

#58- Steadman-Lucien complex, - 1ac Class VII



**Alternative Uses/ Resources:**

Roping, arena, hwy frontage

**Leases:**

Cattle lease terminates Nov 30, 2017

**Hunting/Recreation:**

#1 priority, Western Wall wild life mgn area is contiguous to property on West side consisting of 5950 ac and less than 1 mile East of the East boundary of Ranch is Rock Creek Wild Life mgn area consisting of 3,500 ac. Ranch’s western boundary is within 3 miles of where the Nature conservancy’s tallgrass prairie preserve begins.

**Conservation Easements (CRP/WAP):**

None

**Development Potential**:

None, smallest lot splits in Osage Co. without approval from planning commission have to be 10 acres or greater.

**Tax Advantage:** For Ag – No sales tax on Ag supplies, farm tags discounted on trucks and PU’s depreciation on purchased breeding stock, farm located in Cherokee Nation qualifies for accelerated depreciation on R.E Improvements. Fuel tax exempt.

**Climate History:** The average annual temperature is 60 °.

Days of 90° or higher: 66 days

Days of 20° or lower: 25 days

**Precipitation:** Average annual: 43.5 inches Days with precipitation: 87 days.

**Winter Weather:** Average annual snowfall: 8.8 inches Days with snow on ground: 8 days

**First Freeze:** October 30

**Last Freeze:** April 4

**Growing Season:** 208 days

**Other Facts:** Average wind speed 4 mph. Sunshine: 50-75% Average humidity: 72% Thunderstorm days: 51

**Farm History:** Pasture grazing for cattle several years.

**Broker comments:**

1 hour NE of Tulsa metro. 30 minutes to Claremore, Bartlesville, Vinita OK. 40 minutes to Owasso OKLA. Newest pond 18-20’ deep. Additional land nearby for sale. Currently running 35 c/c pairs. 1 pasture. Hwy frontage. Panoramic view on North end looking South.

**Showing Instructions:** Seller requests buyers agent to have letter from buyer’s lender or banker saying they are pre-qualified to purchase property. Seller requests listing Realtor be present during showing.

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