



ReMax of Green Country

Price: \$700,000.00

Terms: Cash

Taxes: \$737.00/ 2015

Broker Remarks: Seller request a pre- approval letter before making an appointment. Call Sherm to show at 918-273-2344 or Cell 918-521-4696. Home and improvements are not in a flood plain.

Location/Direction: Intersection of US HWY 60 & 169 in Nowata go East 8 miles on hwy 60 to intersection of Hwy 60 & 28 turn South on Hwy 28 go ½ mi to driveway on West side of hwy.

Legal: S ½ NE ¼ , N ½ SE ¼ , SE ¼ SE ¼ , SE ¼ SW ¼ , S ½ NE ¼ SW ¼ , NE ¼ NE ¼ SW ¼ , E ½ SE ¼ NW ¼ , SE ¼ NE ¼ NW ¼ , Less 2 ac CEM NW ¼ SE ¼ and less 1.47 ac HWY 28, less 1 ac SE ¼ corner of Sec 33, TWN 26N, RG 17E, Nowata Co, OKLA.

Improvements: 3 bed, 1 bath, rock home, metal roof, 1320 sq. ft. attached car port 936 sq. ft., open shed 55' x 42', Concrete block horse barn 30' x 60', Grain-feed storage 16' x 28'.

Water: Rural water tap, 2 main ponds, a few smaller ponds, well water used to water livestock, wet weather creek.

Utilities: Electric & Propane available. (Satellite connection for Internet)

Land: Topography level on East with climbing, elevation to West up hill. East side starting at 691' up to elevation of approx. 830'

Minerals: All minerals in possessions of the seller pass with property, seller makes no representation to amount of minerals owned if any. (No working oil or gas leases on property)

Production: Currently grazing and hay production. USDA recognizes 25.06 acres as crop ground approx. 142 acres timber & brush and approx. 154 ac open grazing area predominately warm & cool season. Improved grass 126 ac or 43 % of Class I-III soils.

Soils:

*AeB – Apperson silt clay loam, - 53 ac – Class II for higher levels of forage or crop production.

1 – 3 % slope

*DnC – Dennis silt loam, - 53 ac – class III 3 – 5 % slope

*EHC – Endsaw- Hector Assoc., 65 ac – Class VI 5 – 20% slope

*ErD –Eram – Radley complex, 26 ac – Class VI 0 – 8 % slope

*OKA – Okemah silt loam, - 20 ac – Class I 0 – 1 % slope

*ScB – Shidler- Claremore complex, - 51 ac – Class VI 1 – 3 % slope

*SKD – Shidler- Kiti- Rock outcrop complex, 26 ac Class VII 1 – 8 % slope



Alternative Uses/Resources: Divide into small tract, ¾ mi Hwy frontage. Home based business with Hwy frontage, 30 minute drive to I-44, less than 1 hr from Tulsa metroplex.

Leases: Rent home & Pasture lease

Hunting/Recreation: Excellent wildlife habitat with trails for 4 wheeling close to Lake Oologah, Okla. Wildlife mgn areas for hunting & duck hunting, close to Verdigris River, less than 45 minutes to Grand Lake.

Conservation Easements (CRP/WAP): None. Easement allowed to access 2 ac cemetery.

Development Potential: No requirements for lot splits or zoning, mobile homes allowed. No building permits required. No deed restrictions.

Tax Advantage: No sales tax on farm supplies, discount on truck license plates for farm use, farm fuel no tax, special depreciation schedule on improvements since farm is in Cherokee Nation CK with tax consultation.

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: was a family farm, single family owned farm over 50 years. Use for cattle grazing, hay production, crop production and horse barn for breeding horses.

Showing Instructions: Shown by appointment only. The seller request that all interested parties have a pre-qual letter from their lending institution, or proof of funds from their banker.

Sherman Shanklin

Sherman@shanklinrealty.com

www.shanklinrealty.com

918-521-4696