

Warren Ranch

Avant, OK



Cross Timbers Land

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Property Description & Acreage:

This **670+/- acre** ranch is offered as one unit or as three tracts described as:

Tract 1: 295+/- acres The acreage has hard surfaced road access from CR 2101 (Javine Road) for one mile and close access to a 4" rural water line. The tract offers livestock grazing opportunities for a small livestock operation, a functional steel corral, excellent fencing and multiple ponds. The south portion offers several home site options removed from any current oilfield activity. An oilfield supply yard in the center of the property will be removed leaving only a tank battery location and approximately 8 operating wells which are located mostly on the north portion of the tract.

Tract 2: 200+/- acres Over ½ mile of hard surfaced road access is available from CR 2101 (Javine Road) on the west and access on the southeast is from CR 2154. Rural water is available on the west from the 4" rural water line. The acreage is mostly timber covered with elevation changes of close to 200' in a large draw and drainage area that bisects the property. The west area of the tract includes a small home and outbuildings (in disrepair) and a mobile home that is habitable, but sells as is. There are a limited number of operating wells on the north portion of the tract.

Tract 3: 175+/- acres CR 2154 provides approximately ½ mile of access to the north and south in this tract. Again, the elevation changes for this timber covered acreage ranges almost 225'. The topographic maps will show three drainage areas that originate on the acreage. All the current mineral activity is in the west half of this tract and does provide some road accessibility.



Tract 1

Tract 1



Location: The property is easily accessed by Javine Hill Rd from either Avant or Skiatook.

- Avant- 1.75 miles
- Skiatook- 9 miles
- Bartlesville- 35 min
- Tulsa- 45 min



Improvements: **Tract 1** has new fencing in place on the south, east and west of the tract with older fencing on the north. The steel corral has a small adjacent catch trap.

The property line next to Javine Road is serviced by Osage County Rural Water district 15.

www.rwd15.com.

The older trailer home located in **Tract 2** could be utilized as a weekend hunting cabin and sells AS IS. The west property line next to Javine Road also is serviced by Osage County Rural Water district 15. The Tract has been dozed next to Javine Road in preparation for fencing on the west and will have a limited amount of fence in place adjacent to adjoining property.

The north property line of **Tract 3** is surveyed and dozed. Some additional survey work has been done on the tract. There is a limited amount of fence in place adjacent to adjoining property.



Natural Resources: The predominate tree cover of this representative Cross Timbers area is Post oak, Blackjack and hickory. Additional trees and shrubs such as persimmon, sand plum, Mexican plum and redbud are scattered through the area. The lower bottoms support multiple species of oak, hackberry, sycamore, pecan and walnut to name a few of the varied timber and shrub varieties. Tallgrass Prairie grasses are found in the timber and on the small prairies scattered through the property.

The predominate Niotaze-Darnell and Steedman-Coweta soils that are located over sandstone are suited mostly for native range forage production. These same associations support wet weather and permanent springs that provide the terrain and drainage to build ponds and reservoirs.



Tract 3



Tract 3



Tract 2



Tract 3

Wildlife/Recreation: The property will include a diversified game and non-game population such as deer, turkey, quail, squirrel, bobcat, rabbit, fox, coyote, and a multitude of birds adapted to the Cross Timbers

The rugged terrain limits vehicle traffic but offers many trails and areas for hiking, horse back riding, ATV exploration and , with the construction of reservoirs, fishing and water opportunities.

Additional Information: The location near the Tulsa metropolitan area and the spreading development of smaller tracts to the south would suggest that this parcel will be in the path of future development while presently offering grazing and recreation opportunities.

Taxes: Approximately \$1.00/acre

Price:

670 acres-	\$650,000
Or individually	
Tract 1-	\$368,750
Tract 2-	\$192,500
Tract 3-	\$220,000

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