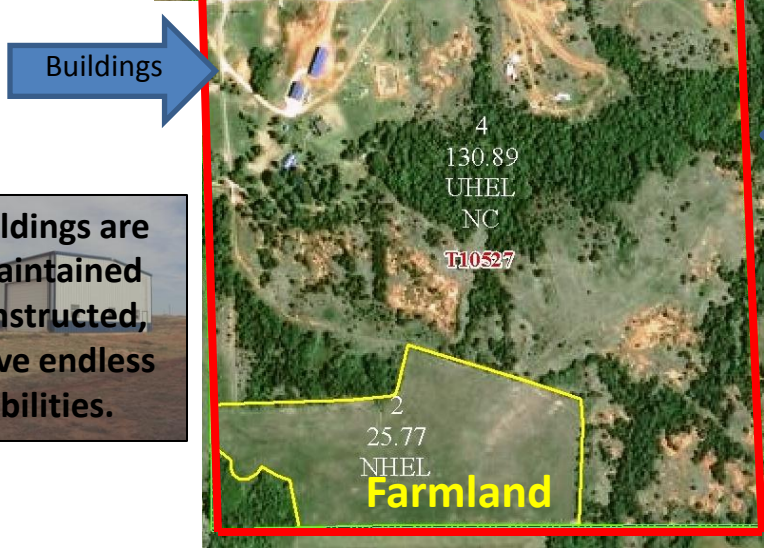
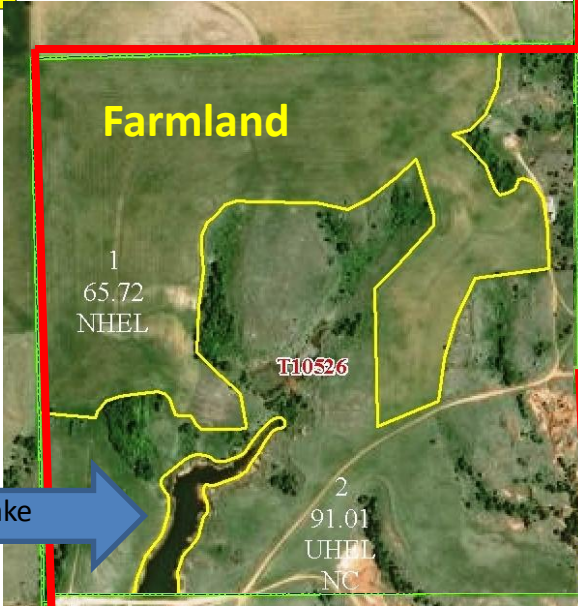
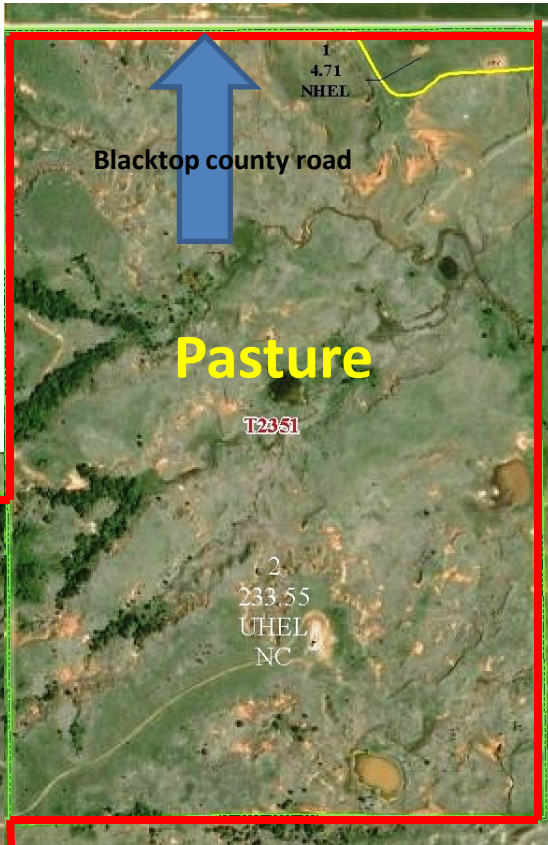


NW ¼ & N ½ SW ¼ of Section 10; SE ¼ Section 9; NE ¼ Section 16 all in T18N-R5W, Kingfisher County, OK  
Located: 6 mi. W of Crescent on Dover/Crescent rd, then 7 mi. N on blacktop to 4 way stop, then 2 mi. W on blacktop, then 1 mi. S & ½ mi. E on gravel roads.

**Possible Uses**

- Farm
- Recreation
- Ranch
- Corporate Retreat
- Hunting
- Boys/Girls Camp

POLLARD	WHEELER	SIMUNEK	THROCKMORTON	SEDLAK
POLLARD	FERRELL	BRISCOE	HOBBS	SEDLAK
VADDER	BRISCOE	JONES	JONES	STATES
O'HEARN	BRISCOE	JONES	JONES	OLTMANN'S



**Water**

The house & buildings are served by rural water from Logan Co. Rural Water # 3, plus a domestic well at the home site. There's a creek running through the property as well as several ponds and a lake.

**Hunting**

**FSA Information**

NE4 of 16-18-5, Cropland 25.8 acres, Wheat Yield 29 Bushels, Base Acres 11

SE4 of 9-18-5, Cropland 65.7 acres, Wheat Yield 29 Bushels, Base Acres 30.8

The buildings are well maintained and constructed, they have endless possibilities.

For Showing or Information contact:

JC Barr Auctioneer/Broker  
405-433-5635

[Barr-Haugen.com](http://Barr-Haugen.com)

Phil Haugen Auctioneer/Broker  
580-772-4296

[jbarr@barr-haugen.com](mailto:jbarr@barr-haugen.com)

[phaugen@barr-haugen.com](mailto:phaugen@barr-haugen.com)

# For Sale: 560 Acres, Kingfisher County, OK

The land is contiguous and has multiple uses. The buildings are in a "park like setting" with big trees and a well manicured yard and grounds, see plat map & aerial photo on back.



**Modular home** is 2080 +/- sq. ft.; 4 bedrooms; 3 baths w/tile showers, Kitchen has granite counter tops, stainless steel appliances; ornate woodwork throughout; sauna; wood deck, Log Cabin like exterior & Metal roof; storage shed.



**Office** is 3,900 +/- sq. ft.; 14 offices, file room, copy room, reception area, 2 Bathrooms, Kitchen, 4 central heat/air units. This metal building could be converted for other uses.



**Metal Building** 48 X 140 with 20 ft. sides, steel frame, four overhead doors (14ft tall X 18 ft. wide), w/ electric openers, 2 entry doors, 6" concrete floor, fully insulated. Stubbed for living quarters on North end w/sewer hookup, septic tank, & water lines installed.



**Metal Building** 50 X 80 with 20 ft. sides, steel frame, overhead door, entry door, fully insulated, concrete floor, cedar wood living quarters partially finished. Double sinks, bathroom. In addition there are net covered pens for pheasant/quail, fowl pens, dog pens & metal houses for fowl production.



The land is mostly in pasture, however there are 90 +/- tilled acres (complete FSA info on back).

Some of the land is wooded and excellent for hunting/recreation. For the investor a real opportunity to get income from agricultural & hunting land and rents on the buildings or operate the ranch yourself. The owner will consider selling the buildings and 40, 80, 160 or the entire unit. Financing is available for qualified buyers. Selling surface only, no minerals are owned.

*All information provided was derived from sources deemed reliable, but is not guaranteed.*

**For Showing or Information contact:**

**JC Barr Auctioneer/Broker**

**Toll Free 888-923-3133**

[jbarr@barr-haugen.com](mailto:jbarr@barr-haugen.com)

**Barr & Haugen**

**Broker/Auctioneers of Land & Minerals**

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**[barr-haugen.com](http://barr-haugen.com)**

**Phil Haugen Auctioneer/Broker**

**Toll Free 888-923-3143**

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