

SHAFFER 42 ACRES JET, OK



Cross Timbers Land

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Description: This 42 acre property is located 3 miles north of Jet, OK just south of the Great Salt Plains State Park. The well maintained property is situated on fairly level terrain with productive soils and multiple fruit trees around the home. Pastures are predominately composed of improved forages such as; Bermuda, crabgrass and ryegrass. The home and headquarters area are conveniently located off of paved State Highway 38.



Location: The property is located 3 miles north of Jet, OK and 45 minutes from Enid and 2.5 hours from Oklahoma City, respectively.

Legal's: NW/4 of the NW/4 less south 10 acres section 28 T26N R9W Alfalfa County, Oklahoma. The property transfers surface only.





Home and Improvements: The 1244 square foot frame home, built in 1968, is well maintained and includes; 3 bed 1 bath, kitchen, living area, laundry/utility room with wood burning stove. The home received steel roof, window, insulation and covered patio in 2006. A leased propane tank provides fuel for the property.



Other improvements include:

- 3 water wells including windmill with concrete tank
- Shop with concrete floor 18 X 30
- Storage shed with concrete floor 12 X 20
- Green house 6 X 12
- Lean-to shed 13 X 36
- 12' steel grain bin





Additional Information: The mulberry tree located in the back yard is considered a historic landmark and was used by early settlers and Indians for navigation. It is one of the largest in the state and estimated to be 170 years old. A new fiber optic communications line is scheduled for completion in the near future.





Recreation: Recreational opportunities at Great Salt Plains State Park include boating, camping, picnicking, swimming, hiking, mountain biking and exploring. The Great Salt Plains Lake is located at the park and covers 8,690 surface acres with 41 miles of shoreline and is a shallow, salty lake with fishing opportunities for catfish, saugeye, sandbass and hybrid striper. Personal watercraft is not recommended. The park has RV and tent sites, comfort stations with showers, cabins, picnic sites, group shelters, swimming beach, playgrounds, boat ramps, fishing dock and equestrian trails. Horse rental is not available. The Salt Plains National Wildlife Refuge sits adjacent to the park and offers great bird watching and fall foliage viewing opportunities. The refuge is the only spot in the world where crystal enthusiasts can dig for hourglass selenite crystals, a rare and fragile form of selenite, which is a form of gypsum.

2009 Taxes: \$428

Price: \$145,000

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