

160 ACRES Kay County, OK



Cross Timbers Land

2006 NORTH LYNN + PAWHUSKA, OK 74506 + PHONE: 918-287-1996 FAX: 918-287-1997

**Lee Holcombe
Broker
918-287-1996**

**Jeff Henry
Broker Associate
918-287-7068**

**Amy Prater
Sales Associate
405-612-3656**

160 Acres Kay County Newkirk, OK



Location: NW/4 of Section 34, Township 29 North– Range 1 East, Kay County, OK
155.25 acres, more or less
12 miles Northwest of Newkirk, OK
From Newkirk: 8 mi West on Peckam Rd. to County Road S, then North 4.5 miles to Southwest corner of property.
Approximately: 30 minutes from Ponca City, OK
2 hours from OKC and Tulsa, OK
1.5 hours from Wichita, KS





Description: This property is composed of rolling topography with a wet weather creek and two ponds. The existing forage base is composed of introduced bluestem planted as CRP approximately 10 yrs ago. The primary soil types consist of Port and Westsum Silty Clay Loams. Owner rates the capacity at approximately 35 cow-calf units on a year round basis without fertilization.





Water Wells: There are four water wells averaging around 65 feet in depth along with a pump station located on the property. It is used to pump water to a neighboring tail water pit for irrigation purposes. Surface owner does have water rights as well. For detailed information regarding OWRB permits and usage please contact www.crosstimbersland.com.





Fencing: The perimeter and cross-fence is in excellent condition and composed of 5-wire steel construction. The property is cross-fenced into two, approximately 80 acre pastures, East to West.

Wind Energy: Previous interest has been shown leasing wind rights in the immediate area.

Wildlife: Multiple species of wildlife can be found on the property such as; ringnecked pheasant, deer and the occasional turkey.



Additional Info: The property has a FSA crop base of 155.25 acres with 1.7 acres in sorghum and 142.9 acres wheat base receiving DCP payments of \$2,182 annually. Current owner to retain all 2010 payments.

2009 Taxes: **\$312**



Price: **\$155,250** **\$1,000/acre**

The information in this brochure is from sources deemed reliable, but no warranty or representation is made as to its accuracy by the Seller and its Brokers expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property.