

LONG TRACTS

Barnsdall, OK



Cross Timbers Land

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Acreage: 470 total acres dividable into three 120 ac tracts and one 110 ac tract. Tracts can be purchased individually or any combination thereof. Selling surface only.



Description: These attractive combination home location and recreational tracts are conveniently located 6 miles from downtown Barnsdall with county road access. The rolling hills and mosaic mix of timber create scenic home sites with room for livestock and wildlife.



Location: From Barndall; 6 mi to tracts 1 and 2;
7.5 miles to tracts 3 and 4
Bartlesville- 30 minutes
Tulsa- 45 minutes



Directions: From Barndall: take County Road 2355 (located 1.25 miles East of Barndall) South for approximately 5 miles to tracts 1 and 2. Turn East on County Road 2250 and continue 1.5 miles East to tracts 3 and 4.





Topography/Wildlife: The property encompasses elevation changes from 950 ft to 800 ft and is primarily composed of Niotaze- Bigheart and Steedman- Lucien soils. The rolling hills contain a variety of native hardwood trees such as; Post Oak, Blackjack Oak and Hickory. The topography and vegetation creates an excellent habitat for deer, turkey and quail along with several non-game species.



Improvements: Electricity available along graveled County Roads with numerous scenic home sites. Pond(s) exist on each individual tract, as well as, multiple sites for new pond construction.

Taxes: Approximately \$1.00/ac

Price: \$1250/ac

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