

ReMax of Green Country

**Price:** $1,415,000 **Terms:** Cash  **Taxes:** $2,559/2015

**Location/Direction:** From Bartlesville go 14 miles East of intersection of Hwy 75. (Property will be on the North side of Hwy 60)

**Legal:** S ½ NE 1/4, SE ¼ Sect 22, T26N R15E and S ½ SW ¼ NE ¼ , N ½ NW ¼ SE ¼ , NW ¼ SW ¼ , W ½ NE ¼ SW ¼ , NE ¼ NE ¼ SW ¼ , NW ¼ SW ¼ SW ¼ Sect 23, T26N Rg15E Nowata, OKLA.

**Improvements:** 2639 sq. ft. 2 bed 3 bath home with attached 3 car carports. Hay barn 70’ x 72’ Implement shed 72’ x 40’, Airplane hangar/shop/bath 40’ x 62’- 2400’ grass runway. Dog kennel pens, barn 72’x 82’/ Insulated office with cattle metal pens. Fenced & cross fenced, 8 pastures, some vinyl fencing. Asphalt driveway leading to entrance of home. Property has direct access to Hwy 60.

**Water:**  Rural water, 8 ponds.

**Utilities:** Free natural gas to heat home from working gas well on property. Home VVEC - Barn-PSO. Satellite or tower site for internet service. Propane available.

**Land:** Topography – level to gently rolling, no waste to timber.

**Minerals:** Partial- currently working oil & gas leases, gas line for central heat of home. 120 ac – 50% minerals 240ac- 25% minerals.

**Production:** Grazing and hay production- potential for high level of production with fertilizer because of excellent soil types.

**Soils:**

46% of farm is class II & III soils (Excellent soil class to respond to 6 fertilizers to increase stocking rate)

PaB- Parsons silt loam, 1 to 3% slope 137 ac Class III

CbB- Coweta- Bates complex, 1 to 5 % slope 166 ac Class VI

ErD- Eram- Radley complex, 0-8% slope 11 ac Class VI

DnB- Dennis silt loam, 1 to 3 % slope 10 ac Class IV

DnC- Dennis silt loam, 3-5 slope 16 ac Class III

RD- Radley silt loam, 0-1 % slope 12 ac Class V



**Alternative Uses/ Resources:** Close to 4 major US Hwy’s 60, 169, 75 & I-44. Hwy Frontage, Less than 1 hour to Tulsa airport, farm has hangar with air strip, 13 miles to Conoco Phillips in Bartlesville, OK.

**Leases:** Pasture lease, termination date to be negotiable.

**Hunting/Recreation:** ATV use and duck hunting.

**Conservation Easements (CRP/WAP):** None in place.

**Development Potential**: Home sites/ with smaller acreage, no zoning, No deed restriction, lot splits allowed, no building permits required, low property taxes, utilities available, Hwy frontage, county gravel rd. frontage.

**Tax Advantage:** For Ag – No sales tax on Ag supplies, farm tags discounted on trucks and PU’s depreciation on purchased breeding stock, farm located in Cherokee Nation qualifies for accelerated depreciation on R.E Improvements. Fuel tax exempt.

**Climate History:** The average annual temperature is 60 °.

Days of 90° or higher: 66 days

Days of 20° or lower: 25 days

**Precipitation:** Average annual: 43.5 inches Days with precipitation: 87 days.

**Winter Weather:** Average annual snowfall: 8.8 inches Days with snow on ground: 8 days

**First Freeze:** October 30

**Last Freeze:** April 4

**Growing Season:** 208 days

**Other Facts:** Average wind speed 4 mph. Sunshine: 50-75% Average humidity: 72% Thunderstorm days: 51

**Farm History:** Previously used for breeding purebred cattle facilities, currently leased for c/c pairs.

**Showing Instructions:** Seller requests buyer’s agent to have letter from buyer’s lender or banker saying they are pre-qualified to purchase property. Seller requests listing Realtor be present during showing. Seller also requests no signs to be used for advertising or marketing the property.

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