

Wandel Bottom Ranch

26785 E. 780 Rd
Kingfisher, OK 73750
S2 SE4 of 4-16N-05W

Directions: From Cashion, OK. Go three miles north on 74F to Hwy 33, then three miles west on Hwy 33 to county road 2960. Go N on 2960 three miles to dead end then left ¼ mile on county road E780.

80 +/- acres which is improved Bermuda grass and almost 100% of the acreage is in production.

The main building is 4,800 square feet of which 1,200 square feet is an apartment. The balance is shop/storage with a single bath. This is an all metal building with concrete floor and three big roll up doors. The apartment is all electric with finished and stained concrete flooring. Bedroom, two bathrooms, utility, living/kitchen area.

The second building is 2,400 square feet with a concrete floor and presently used for hay storage. This building could also be used for storage of machinery.

2 - Three sided horse/livestock sheds of 360 & 480 square feet.

Roping arena – Pipe & cable with lights. Pipe and cable fence along the county road in front of the property. All constructed from new 2 3/8's material.

This is a highly productive place that grows Horse quality Bermuda Hay, and lots of it.

2019 Taxes - \$1,712

Cashion Schools

Price - \$500,000

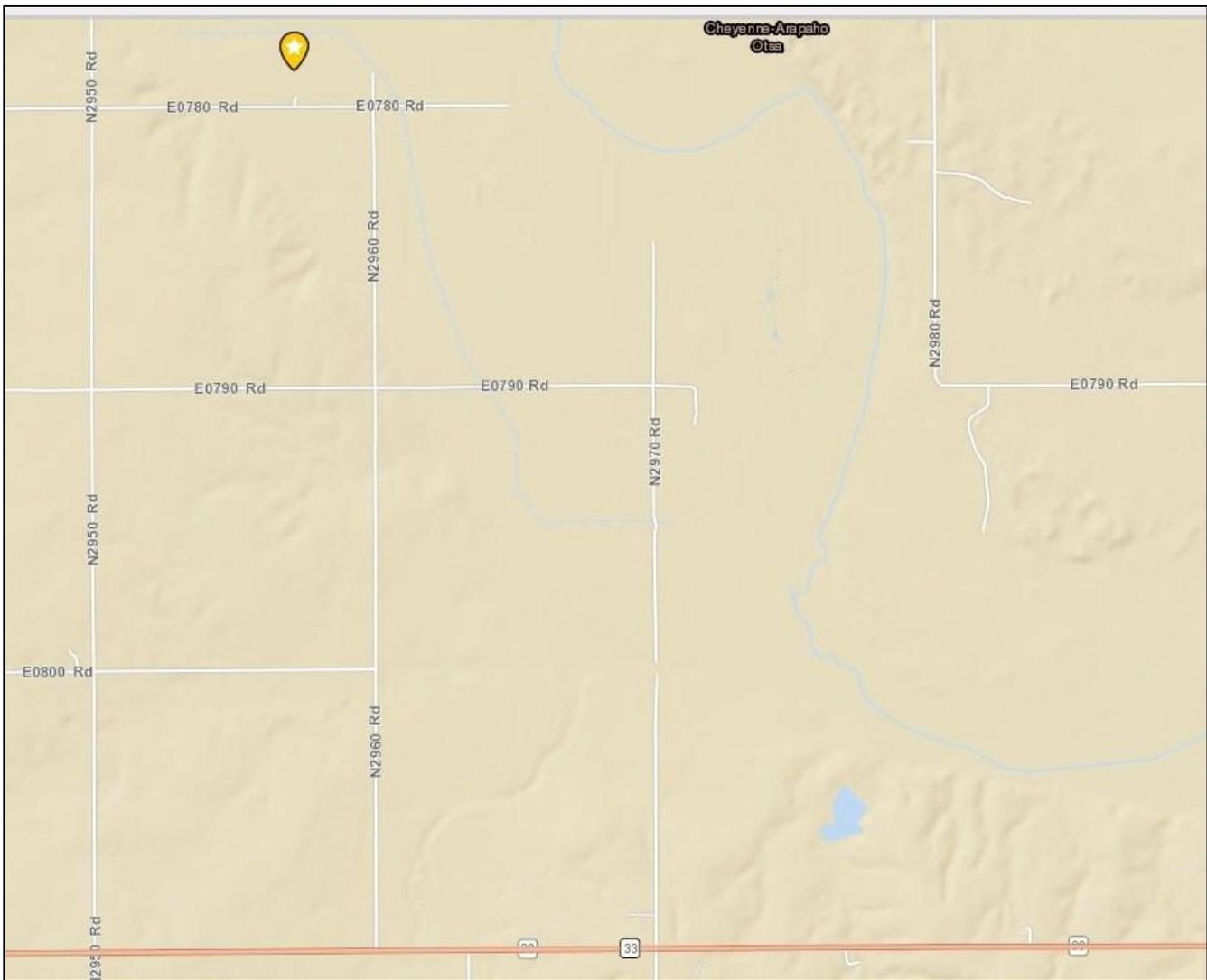
For information or showing contact:

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See drone video at jcbarrauctions.com



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Main Entry all constructed from new pipe and automatic gate.



View looking West across the Bermuda field from the roping arena.



One of two “Three sided” horse/livestock shelters. Pipe and cable fence constructed from new 2 3/8’s material.



Highly productive Bermuda field and excellent fence.



Front Porch of the 1,200 Sq Ft. Apartment



**Shop with 3 BIG rollup doors
Concrete floor & bath**



View from front porch to the East across the highly productive field.



**Hay Barn or Extra
Storage Building**



Entry to lighted roping arena



Lead up alley to roping arena. All pipe and cable with lights.