



ReMax of Green Country

Price: \$ 456,000.00

Terms: Cash

Taxes: \$313

Location/Direction:

P.O.B- From US Hwy 60 & US Hwy 75 intersection at Walmart in Bartlesville go 8 miles North on US Hwy 75 to County Road #1100. Turn West & go $\frac{3}{4}$ miles to a locked gate on North side of the road.

Legal:

Sw $\frac{1}{4}$, w $\frac{1}{2}$ NW SE, SWSWSE: sect 32, Twn 28N, R13E, Washington Co, Okla 190 Acres M/L

Improvements:

Perimeter Fence

Water:

2 ponds, approx. 5 ac water surface

Utilities:

Electric

Land:

Nearly level, Topography varies no more than 4' across property. Timber areas with scattered clusters of smaller trees with a mix of warm & cool season grasses co mingled with canopy of brush.

Minerals:

All minerals in possession of seller pass with property, seller makes no representation to amount of minerals owned, if any. They are oil lease. Road on the property & tank battery site.

Production:

Warm & cool grass that could be grazed.

Soils:

Os- Osage clay, 0-1% slope 113 ac Class 4 Soil

Vc- Verdigris clay loam, 0-1% slope 62 Acres Class 2 soil occasionally flooded.



Alternative Uses/ Resources:

Duck habitat

Leases:

None

Hunting/Recreation:

Highest & best use.

Conservation Easements (CRP/WAP):

None

Development Potential:

None

Tax Advantage

Discount farm tag for truck & no sales tax on purchased farm supplies.

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:

Farm was inherited from the current owner's family in the early 80's. That was the last time any crop production was cultivated on the farm. Land has laid idle with encroachment of bush & timber.

Broker comments:

Location couldn't be any better. Black top frontage, close to Hwy 75 4-lane. Just North of Bartlesville & Tulsa Metroplex. Close to Copan Lake & Caney River. Highest & best use for hunting & recreation with 5 acres water surface to develop duck habitat. Income potential for livestock grazing with repairs to perimeter fence.

Showing Instructions: Shown by appointment only. The seller requests that all interested parties have a pre-qual letter from their lending institution.

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