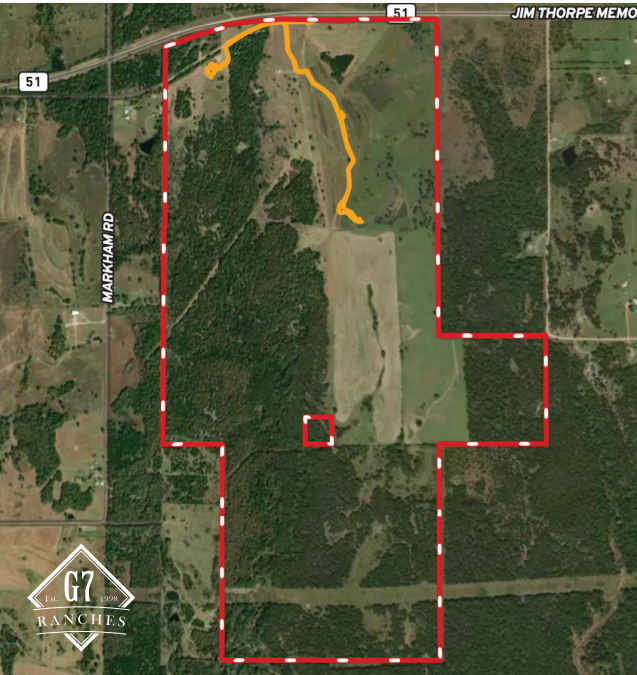


FOR SALE

JENNINGS, OK
600 ACRES M/L

DIRECTIONS

From the intersection of Hwy 99 & 51 go West 2.3 miles to the entrance on the south side of the road.



600 Acres available offering a mix use of open pasture and timber. Located 35 miles west of Tulsa makes for a convenient drive to enjoy this western retreat. Plenty of building sites are available with elevations ranging from 740' to 890'. This ranch is fully fenced and cross fenced with 4 ponds and a set of working pens. Electric is on site along with a rural water tap and well water. Pastures consist of improved & native grasses allowing for 2 cuts a year that generate over 500 round bales a year during the past 2 years. There is opportunity for hunting & recreation with the property being a 1/2 mile from the Cimarron River and 15 miles to Keystone Lake. Most of the timber is on the west & south side of the ranch. Wildlife consists of deer, turkey, coyotes & bobcats. There are stocked ponds with bass & catfish.

- 30 Miles to Tulsa
- 25 Miles to Stillwater
- 15 Miles to Keystone Lake
- Paved Highway 51 Frontage
- Oilton Schools
- Water Tap & Payne County Well Water
- Electric is provided by Indian Electric Cooperative
- Fully fenced & cross fenced
- Working Pens
- 90 acre m/l hay meadow
- Bucking arena, 2 overhead feed bins & livestock are not included in list price but seller would consider selling these items



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COLDWELL BANKER | SELECT LAND GROUP

