



**AMERICAN
LEGACY**
LAND CO

FOR SALE

BUILD SITE PROPERTY

Tulsa County, OK

5 +/- Acres

OFFERED AT:

\$320,000

ABOUT THIS PROPERTY:

This 5 acre build site is located in the highly desired Bixby School District. Conveniently located between 171st and 181st off Yale. The driving distance to Bixby is only 3-1/2 miles and the downtown Tulsa commute is 30 minutes. Convenience with a country feel!



More About this Property:

The eventual owner will enjoy ready access to Yale with the added benefit of not having the homesite directly on the paved road. Easy access, yet privacy, is enabled by the fact that ownership includes a long private driveway that leads back to the build site and the majority of acreage. The tract is already level with little or no topography.

The property is currently covered with native grasses that have been baled, you have a head start if livestock are planned. With 5 acres to utilize, there is ample room for a pond, shop, barn, or other outbuildings.

It is rare to find a build-site this size with quick access to Bixby Public Schools and downtown Tulsa!

Directions: from Bixby take 151st (Glenpool Highway) to Yale, go south crossing 161st then 171st, property is on the west side of road just north of 181st.

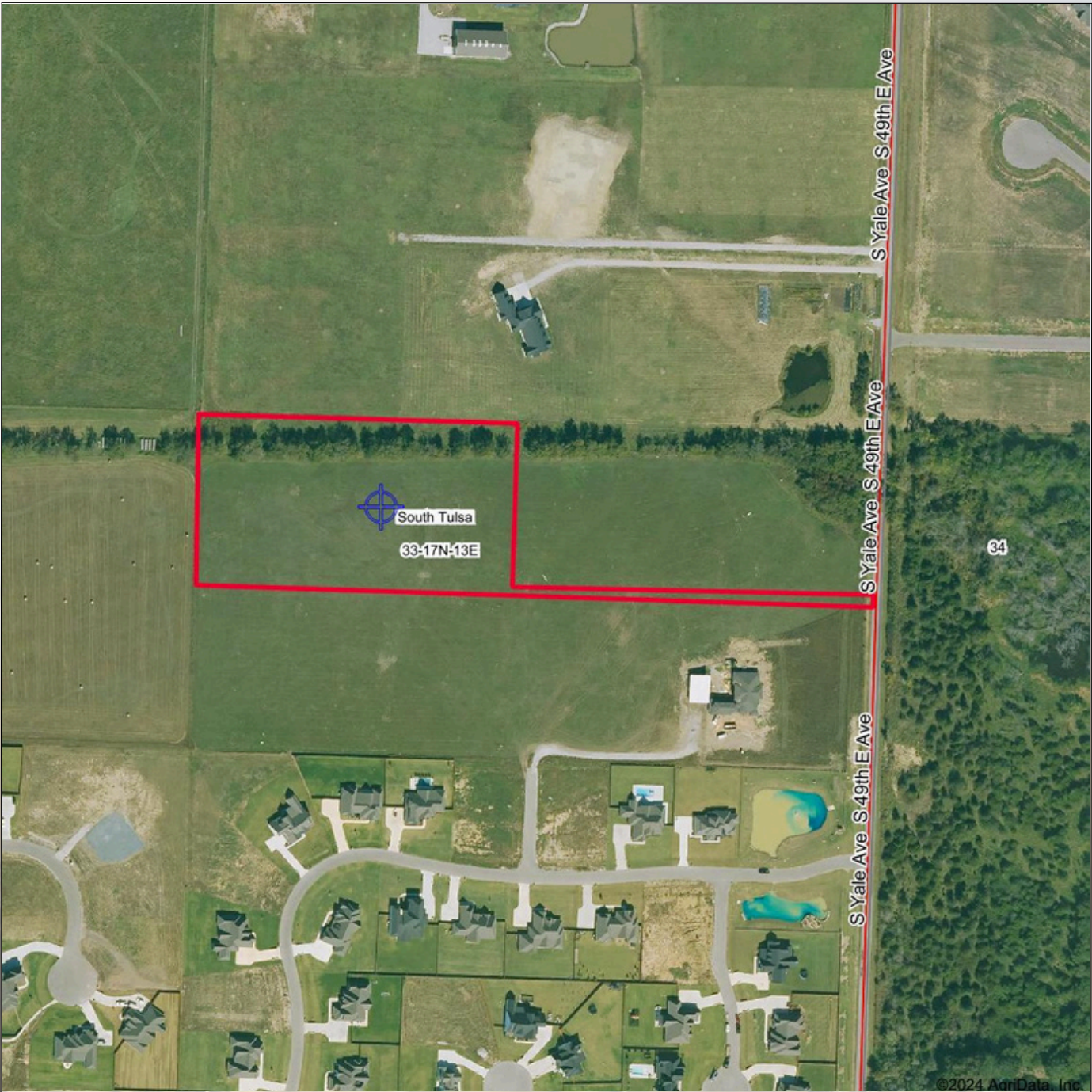
Legal Description:

S-33 of 17-13 Tulsa County, Oklahoma

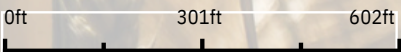
Taxes: (2024) \$1,435

FEATURES:

- 5 +/- acres
- Flat terrain
- Paved access
- Private 1,000 feet driveway
- Highly sought after Bixby School District



Boundary Center: 35° 54' 28.46, -95° 55' 28.66



33-17N-13E
Tulsa County
Oklahoma



7/1/2024



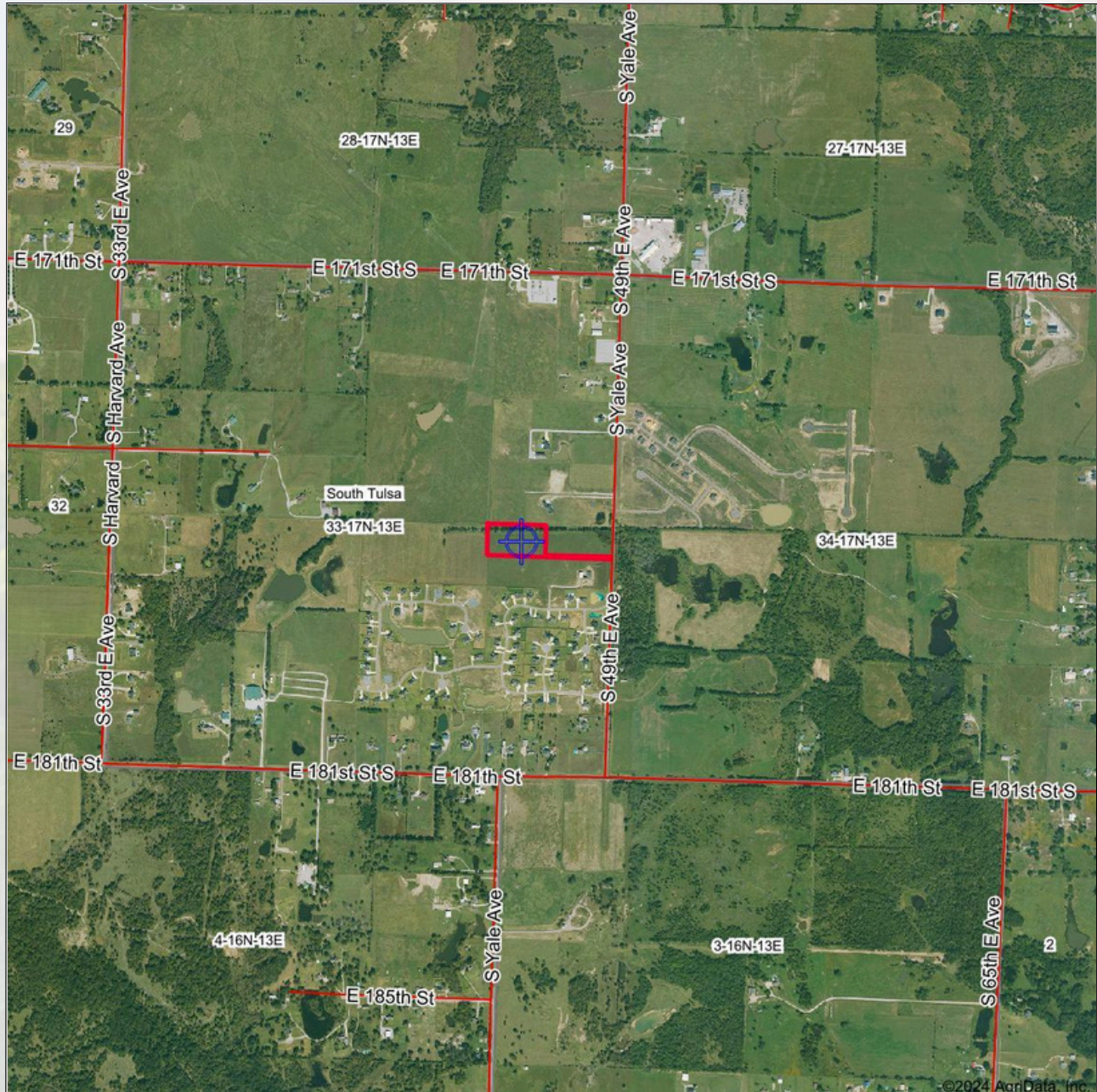
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HELPING YOU BUY
AND SELL LAND



AMERICAN LEGACY LAND CO



Boundary Center: 35° 54' 28.46, -95° 55' 28.66

0ft 1639ft 3278ft

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Maps Provided By:



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BUYING • SELLING
AUCTIONS





AMERICAN
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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





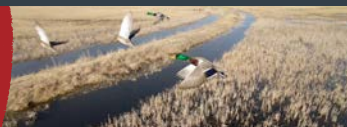
AMERICAN LEGACY LAND CO





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LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED





About the Agent:

Don Eubank understands the hard work, challenges, and rewards that come with land ownership. Raised in Santa Anna, Texas, Don grew up working on the family ranch and dairy farm. His father was a real estate broker specializing in rural properties so, from a young age, Don learned the value of land ownership, the principles of land stewardship, and the strong bond that exists between land and its owners.

After obtaining a degree in Geology from Abilene Christian University and a degree in Petroleum Engineering from Texas A&M University, Don spent over 30 years in the oil and gas industry producing basins across the U.S. and internationally. Although initially involved in engineering, most of his subsequent career was spent managing oil and gas operations in a role that allowed him to build relationships with landowners on which the company had oil and gas operations. His experience in understanding and addressing landowners' concerns is a skill that Don draws on and puts to work every day at American Legacy Land Co.

A true outdoorsman, Don developed a passion for hunting and firearms at a very young age, with some of his fondest memories being associated with dove, quail, and turkey hunting in and around the family's property. Today, his hobbies include bird hunting, sporting clays, and buying, restoring, and selling firearms. Don and his wife Dena reside in Tulsa, Oklahoma.



DON EUBANK, LAND AGENT



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