

60 acre Ranch For Sale

Dover, OK \$220,000

(Located in the SW ¼ of 22-17N-05W Kingfisher Co.)



1,880 sq ft home built in 2001, 3 br, 2 ba, utility



Big kitchen/w breakfast bar, Living Rm, Dining area



48 X 50 Barn, w/tack room & corrals



Large Living Room



Kitchen, Refrig, Micro wave, Dish washer, Disposal, Custom Cabinets



Master Bedroom w/walk in closet. Master bath has shower & whirlpool tub

60 acres between Dover and Crescent, OK. The house & barn sit off the county road almost ½ mile for privacy. This is sandy soil good for horses and currently in rye. The home was built in 2001 and has Central Heat provided by propane and electric AC. The kitchen stove and hot water tank are also propane. There's a car port for two cars and an in ground storm shelter. The water is provided by a well and there's a windmill for the livestock. The barn is 48 X 50 with a nice tack room and a nice set of corrals out side the barn. There's a farm payment on the land. 2011 real estate taxes were about \$900. No minerals, surface only.

Directions: From the Cimarron River bridge south of Dover on Hwy 81 go 10 ½ miles east on the Dover/Crescent Road (74C) then 1 ½ miles south. Or, from Crescent go west 7 ½ miles on the Dover/Crescent Road (74C) then 1 ½ miles south.

For more information or showing contact:

JC Barr, Auctioneer & Broker

405-433-5635

Aerial Photo on Back

North

Pasture

Buildings

Drive way

Drive way

County Road

1 ½ miles south of
Dover/Crescent Road

South

N

