

B K LAND AND CATTLE

Okfuskee County, OK



Cross Timbers Land

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Property Description: This diverse tract encompasses a 24 acre Upstream Flood Control lake, mosaic upland prairie/timber and fertile bottomland located below the lake. This partially fenced property has been recently surveyed. The short distance to the Deep Fork Wildlife Management Area and it's rural setting contribute to the varied wildlife population. The acreage offers livestock grazing opportunities and a multitude of home or cabin sites.



Acreage and Legal Description: 335 acres, +/-, Surface Only; Survey April, 2010

NE/4, W/2 SE/4, E/2 SW/4, and the E/2 of Lot 3 in Section 30, Township 13 North Range 8 East, Okfuskee County, Oklahoma.

Location: When approaching from the North: turn West off Highway 48 at Welty. Proceed 5 miles West to County Road 3670; then South for 3 miles to County Road 0990; then West 1 mile to County Road 3660; then South 1/4 mile to entrance road on the west side.

When approaching from the South: turn North off Highway 62 on Main St. of Paden. Proceed 5 miles North to County Road 0990; then 4 miles East to County Road 3660; then South 1/4 mile to entrance road on the west side.

- Approximately 55 miles Southwest of Tulsa (approx. 1 hour)
- Approximately 75 miles East of Oklahoma City (approx. 1.5 hours)



Improvements and Resources:

- All weather roads to the property.
- Electricity available and water well location at old home site.
- Excellent wildlife base of deer, turkey, quail, dove and waterfowl.
- Numerous locations for home or weekend retreat
- 24 acre Lake: Fishing, waterfowl, recreation and irrigation potential below the dam for pasture, fruit trees or other agriculture enterprises.



Property Utilization: The sandy and sandy loam soils are well suited for the native Tallgrass Prairie forages and Cross Timbers vegetation on the ridges and higher elevations. The bottom land soils are capable of sustaining introduced forages such as annual ryegrass and clovers. These soils contribute to an agriculture base while sustaining the wildlife population. The water supply from the Lake could provide the ability to irrigate in the productive soils below the dam. The same valve that controls the water level could possibly be utilized to reduce the water level to introduce favorable vegetation for waterfowl in the shallow areas of the Lake.



Additional Information: The expense of fencing, and other improvements, does offers an opportunity to those buyers that may want to utilize the Federal Accelerated Depreciation offered on former Indian Lands. This depreciation, other than residential, allows an approximately 40% quicker depreciation for ranch improvements such as fences, roads, ponds, corrals, and barns.

The 2010 Advalorem Taxes were \$213/year.

The adjoining agriculture operation has proven to be an excellent “eye on the property” besides being excellent neighbors.



Price:

\$1150/acre

\$385,250

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