

Rains Tract

160 acres

Dover, OK



Cross Timbers Land

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Acreage: 160 acres, more or less, surface only. Described as the NW/4 of Section 27, T18N, R7W, Kingfisher County, Oklahoma.

Description: The Rains Tract is located an hour from Oklahoma City just outside Dover along Turkey Creek. This combination agriculture and recreation tract also provides several home or cabin sites. There is approximately 40' of elevation change from the Turkey Creek bottom to the Northeast corner. The approximately 116 acre wheat base is complimented by an previous home site near the Northwest corner, a gravel based yard on the North. Turkey Creek and upland and bottomland timber comprise the balance of the land. The property is currently leased for wheat production. A gas well is currently being drilled in the southern portion of the acreage.

Access: The property is easily accessed 2 miles North of Dover on Highway 81 then West 1.5 miles to the northeast corner of the property. The tract has county road access along the North and West boundary.

Location:

- 30 Miles to Enid, OK
- 60 Miles to OKC, OK
- 145 Miles to Tulsa, OK





Turkey Creek provides excellent hunting and recreational value. As previously mentioned, there is a graveled yard along the county road that could be used to store or park equipment without taking away any farmland. The property is located approximately 2 miles north of the Cimarron River and will sustain an active deer and Turkey population.





Soils: The prominent Port Silt Loam and Devol loamy fine sand soils support the cultivated land that is currently leased for wheat production.

Taxes: Approximately

Price: \$1750/acre \$280,000



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