



## ReMax of Green Country

**Price:** \$395,000

**Terms:** Cash no owner finance

**Taxes:** 2,100/2016

**Location/Direction:** Inola, Oklahoma. East of Tulsa, POB Hard Rock Casino exit 193<sup>rd</sup> street, go east on Hwy 412 for 13.3 miles to CR 4200. Turn south @ Sinclair gas station & Dollar General Store. Go 3.5 miles to CR 620, turn east and go 1.6 miles. Property is on the south side of the road.

**Legal:** 40ac more or less: NW4 NE4 Section 21, Township 19N, Range 17E Rogers, County, Oklahoma.

### **Improvements:**

\*8 traps/steel pens (SE corner of the 40 ac) which include 1 shed (24x24) & 3 sheds(12x24).

\*East side of driveway there are 3 grass paddocks with 48x12 shed shared for 2 paddocks.

\*Paddocks of the east side of the road are steel pipe and cable wire. On the west side of the driveway 2 large grass traps with 40x12 shed, 2 smaller grass traps one with 20x12 shed & the other 16x12. The west traps have woven wire with wooden posts.

\*Horse Barn 90 ½ x 75 ½. 14 stalls approximately 11 ½ x 11 ½ with individual fans and sliding doors, wash rack, tack room, feed & laundry room. 16ft doors, apartment with 2 bedrooms and 2.5 baths. 2 alley ways in barn running east and west. One alley is approximately 11 ½ ft. wide and the other is approximately 12 ½ ft. wide.

\*Implement Shed 51'x 20'

\* Frost proof hydrants to pens & grass traps.

\*Horse Walker

\*Indoor riding arena 70 x 140. With 16' tall entry doors on both north and south ends. Sky lights for natural light on the west wall of the arena. Arena is attached to the horse barn.

\*Large circle driveway for gooseneck horse trailers to pull around.

**Water:** Rural water with 1 pond.

**Utilities:** PSO electric.



**Land:** Topography: Gentle slope from south to north.

**Minerals:** None, no working oil or gas leases on the property.

**Production:** Livestock grazing & hay production. Cool/warm season grasses.

**Soils:** 22 acres of class II soils.

\*12ac of Dennis silt loam (DNB) class II soil

\*9 ac Breakes-alluvial land comp. (BR) class VI soils

\*5ac Bates-Collinsville Complex. (BC) class IV soils

\*5ac Choteau silt loam (CHB) class II soils

\*5ac Taloka silt Loam (TAA) class II soils

\*4ac Dennis-Bates complex (DBC) class III soils

**Alternative Uses/Resources:** Smaller tracts for rural home sites with acreage close to Tulsa metro plex. Indoor arena has 16' tall doors, large equipment or semi truck and trailer storage. Close enough to Tulsa for stall and grass paddock rentals or riding instructions with indoor arena.

**Leases:** None

**Hunting/Recreation:** No brush or heavy timber for hunting environment.

**Conservation Easements (CRP/WAP):** None

**Development Potential:** Rogers County does not have any zoning regulations for this area of the county. Check with Rogers County zoning and planning office at the court house in Claremore Oklahoma.

**Tax Advantage:** Property is located in an Indian Reservation depreciation zone which entitles the property to be accelerated in depreciations schedules for improvements and equipment. No sales tax on any agricultural supplies with an acquired agricultural tax ID number. Farm trucks can qualify for discounted farm tags.

**Climate History:** The average annual temperature is 60 °.

Days of 90° or higher: 66 days

Days of 20° or lower: 25 days

**Precipitation:** Average annual: 43.5 inches    Days with precipitation: 87 days.

**Winter Weather:** Average annual snowfall: 8.8 inches    Days with snow on ground: 8 days

**First Freeze:** October 30

**Last Freeze:** April 4

**Growing Season:** 208 days

**Other Facts:** Average wind speed 4 mph. Sunshine: 50-75%    Average humidity: 72%  
Thunderstorm days: 51

**Farm History:** Currently being used for race facilities for 26 horses located next to Steve Williams Racing Track Facilities.

**Showing Instructions:** Shown by appointment only. The seller request that all interested parties have a pre-qual letter from their lending institution.

Sherman Shanklin

[Sherman@shanklinrealty.com](mailto:Sherman@shanklinrealty.com)

[www.shanklinrealty.com](http://www.shanklinrealty.com)

918-521-4696

