

ReMax of Green Country

**Price:** $175,000.00 **Terms:** Cash  **Taxes:** $180.00

**Location/Direction:** North side of Big Cabin cemetery on the West side of U.S Hwy 69, South of Big Cabin exit on I-44.

**Legal:** 65.31 acres Section 25- T24N- R19E Craig County. Call office for complete legal.

Latitude: 36.53398 N Longitude: 95.23247 W

**Improvements:** Old home of no value.

**Water:**  City water tap, 3 ponds.

**Utilities:** Electric available, city sewer hookup and propane.

**Land:** Topography nearly level, clusters of trees for shade, in need of fence repair and replace & replace electric fence with permanent fence.

**Minerals:** No oil or gas wells located on property. Seller has no idea if they own any minerals or not. This area has no activity for oil, gas or coal mining exploration.

**Production:** Improved pasture, leased for cattle grazing, 87% of land class II & III soils could improve stocking intensity as soils would respond to fertilizer.

**Soils:**

87% of land Class II & III soils

30ac PaA Parsons silt loam 0 to 1 % slope class II

22ac DnB Dennis silt loam 1 to 3 % slope class II

9ac DnC Dennis silt loam 3 to 5 % slope class III

5ac CoF Collinsville-Vinita complex 2-30% slope class VII

4 ac Vt Verdigris-Eram complex 0-20% slope class VI



**Alternative Uses/ Resources:**  Business needing Hwy frontage and close to interstate exit, Home site, Hwy entry on East end and gravel county rd frontage on West end.

**Leases:** Cattle grazing

**Hunting/Recreation:** A.T.V use or any other recreation activities.

**Conservation Easements (CRP/WAP):** None; however 2 other easements cross property, highline power lines, sewer pipeline.

**Development Potential**: Currently zoned Ag. Hwy frontage on 4-lane US Hwy 69, SW corner of Big Cabin, OKLA just south of Big Cabin truck stop- Big Cabin exit on I-44 between Claremore & Vinita OK. Utilities available.

**Tax Advantage:** Qualifies for Farm Tax ID. (Exempt from sales tax on farm supplies) Farm tag for P.U & Trucks. No road tax on farm fuel. Depreciation on farm Improvement since property is in Cherokee Nation.

**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:** Years ago family farmstead, last several years property has been rented for the use of pasture.

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

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