

ReMax of Green Country

**Price:** $175,000 **Terms:** Cash  **Taxes:** $1535.00/ 2016

**Location/Direction:** P.O.B North West corner of Nowata Golf Course go West 1.2 miles on Hwy 60 to County Rd #412 turn North go 1 mile, turn West on County Rd #20. First driveway on the North side of road.

**Legal:** Approx. legal SE ¼, SE ¼ SE ¼ Sect 14, Twn 26N, Rg 14E Nowata County, OKLA Final legal to be determined by survey.

**Improvements:** Native stone home, 1902 sq. ft. 3 bed, 2 baths, 2 living areas, fenced backyard, 19 x 19 concrete slab to park on. Enclosed wood framed hay barn 30 x 40- Sliding doors on both ends, 11’6” wide, 8’ 11” tall, 9’ walls, 6 sky lights, lean to attached to barn 15 x 40, electric and water inside barn. “L” shaped loafing shed 60 x 13 by 48 x 13. Small metal pipe corral 30 ½ x 36 x 5’ tall.

**Water:**  Rural Water

**Utilities:** Electric, Propane available, rural water, internet and satellite services available.

**Land:** Topography, Home sits on hill with view. Property slopes from West to East/

**Minerals:** None- no working oil or gas lease on property.

**Production:** Livestock grazing, hay production.

Animal units per month for Fescue 6.0

Animal units per month for Bermuda 7.0

**Soils:** Dennis Silt Loam, 1 to 3% slope Class II 10 acres.



**Alternative Uses/ Resources:** Close to town & Hwy for home based business.

**Leases:** None

**Hunting/Recreation:** No timber, land is good for horseback riding, and ATV’s.

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

**Development Potential**: Could be divided has frontage on 2 County roads.

**Tax Advantage:** Tax ID card for no sales tax or farm supplies

**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:** Property was leased as a rural rental home with small acreage to keep and maintain a horse on.

**Showing Instructions:** Seller requests buyers agent to have letter from buyer’s lender or banker saying they are pre-qualified to purchase property. Seller requests listing Realtor be present during showing.

**Sherman Shanklin**

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