



Koehn

RE/MAX of Green Country

Price: \$382,700.00

Terms: Cash

Taxes: \$328.00/2019

Location/Direction: P.O.B. Intersection of US Hwy 169 & State Hwy 28 (Delaware, OK) go East on Hwy 28 to the 90° curve (Childers Store). Take county road #16 to Northeast towards Centralia, OK. Property is immediately on North side of black top.

Legal: SW1/4 of Section 31 Twn 27N Rg 17E Nowata, Co, OK. (Call office for legal.)

Improvements: Perimeter fence.

Water: Small lake and 1 pond. Rural water tap.

Utilities: Electric & propane available.

Land: Level to gently sloping with one high elevation hill located in the Northeast corner. Elevations range from 729' to hilltop of 789'.

Minerals: None

Production: Grazing

Soils:

66 Ac- NoB Nowata silt loam, 3-5% slopes, Class 3

31 Ac- DnB Dennis silt loam, 1-3% slopes, Class 2

22 Ac- SuC Summit silty clay loam, 3-5% slopes, Class 3

16 Ac-ScB Shidler-Claremore complex, 1-3% slopes, Class 4

10 Ac-CbB Coweta-Bates complex, 1-5% slopes, Class 4

18 Ac- SkD Shidler-Kiti-Rock outcrop complex, 1-8% slopes, Class 6

8.4 Ac- W Water

4 Ac- ReB Riverton loam, 1-3% slopes, Class 2

2 Ac- DAM Area for small lake, Class 8



Alternative Uses/ Resources: Single family residential on smaller tracts with county road frontage.

Leases: None

Hunting/Recreation: Has wildlife habitat & large body of water for duck hunting.

Conservation Easements (CRP/WAP): None

Development Potential:

Tax Advantage: Discount farm tag for truck & no sales tax on purchased 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: For several years grazed, typically cow/calf pairs or stockers.

Broker comments: Easy access right off State Hwy 28 with black top frontage with rural water tap. Approximately 118 acres on North side of county road #16 & approximately 60 acres on South side of county road #16. Mix of open pasture and other areas of trees, brush & pasture co-mingled. Large body of waterfowl habitat. Excellent wildlife habitat for deer, turkey & feral hogs. High elevation hill with view on Northeast corner of property. 30 minutes or less drive to Vinita, Bartlesville or Coffeyville, KS. Less than 1 hour to Owasso, OK.

Showing Instructions: Shown by appointment only. The seller requests that all interested parties have a pre-qual letter from their lending institution or cash buyer's proof of funds from buyer's bank.

Sherman Shanklin

Sherman@shanklinrealty.com

www.shanklinrealty.com

918-521-4696

