

Tevebaugh Property

Pawnee County, OK

313 acres +/-



Cross Timbers Land

2006 North Lynn Pawhuska OK, 74056 Phone: 918-287-1996 Fax: 918-287-1997

Lee Holcombe
Broker
918-287-1996

Jeff Henry
Broker Associate
918-287-7068

Amy Prater
Sales Associate
405-612-3656

Description: This property contains 185 acres of tillable farm land, 27 acres of pristine native grass hay meadow and the balance in native grass. This well located farm and ranch combination offers productive soils in a temperate climate with productive rainfall averages. The balanced mix of tillable soil, perennial forages and excellent facilities make this an ideal stocker or cow-calf operation.



Location:

Pawnee- 7 miles
Stillwater- 38 miles
Ponca City- 35 miles
Tulsa- 55 miles
OKC- 100 miles





Acres: 313 acres +/-, surface only, further described as the W/2 of section 25 Township 23 North Range 4 East all in Pawnee County, Oklahoma. A small 8 acre tract in the northwest corner is excluded.



Improvements: The headquarters area is serviced by a rural water district and electricity. This area includes steel pens with automatic waterer, 45 X 100' machine shed, grain bin and fuel tanks all in good condition.

Forage: The tillable portions of the property provide an ideal location for improved grass establishment such as; Bermuda, endophyte-free fescues, crabgrass, several clover varieties and annual ryegrass. Due to the flexibility of the soils, the potential exists to establish a year-round forage chain that could provide high quality year-round grazing. The native grass pastures provide additional grazing and haying opportunities, as well as, pecan production, recreation and wildlife habitat.





Water: The pens are served by a rural water line and could be expanded to other portions of the property. The 2.5 acre pond is centrally located within the property and could be fenced to allow multiple pasture watering. Additionally, 2 smaller ponds and wet weather creek provide additional livestock water and recreation.

Potential: This versatile acreage can continue to be operated as a combination farm/livestock enterprise or the soils of the cultivated land could be converted to a forage system for maximum livestock production.

Sooner Lake, one of Oklahoma's best warm water lakes, is located only 9 miles to the west. This provides additional recreational opportunities including first class striper fishing and waterfowl.

The property is located in an area that has qualified for accelerated federal income tax depreciation on qualifying depreciable ranch improvements. This is due to the Taxpayer Relief Act of 1997 that targets former Indian Lands in Oklahoma. This act provides a shorter recovery period of approximately 40% for most non-residential depreciable property.

Advalorem taxes in Oklahoma are generally favorable when compared to other areas of the country. The current taxes are approximately \$650 per year.

Price: **\$1400/ acre** **\$438,200**

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