

Jimtown Hay Farm
Batson Road & Quartz Road
Burneyville, OK 73430

\$2,363,000
340± Acres
Love County



Jimtown Hay Farm
Burneyville, OK / Love County

SUMMARY

Address

Batson Road & Quartz Road

City, State Zip

Burneyville, OK 73430

County

Love County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.911128 / -97.395661

Taxes (Annually)

525

Acreage

340

Price

\$2,363,000

Property Website

<https://legendary.land/property/jimtown-hay-farm-love-oklahoma/55205/>



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PROPERTY DESCRIPTION

The Jimtown Hay Farm is a highly productive hay and cattle property located in central Love County along the Red River. The Jimtown ~ Leon area of southern Oklahoma has long been known for its productive sandy loam soils and readily available aquifer which has historically grown peanuts, corn, alfalfa, soybeans, milo, watermelons and hay. This property has been meticulously improved and maintained to become one of the best farms in the region. All new crossfencing has been installed to separate the property into pastures making hay cutting and livestock rotation very efficient. There is a strong set of cattle pens located directly off the county road for all-weather loadout and a newer metal barn is centrally located between the pens, lots and pastures. The current owner runs approximately 120 pairs of registered red angus cattle and cuts around 800-1,000 large round bales each year. All pastures have been fertilized and sprayed for weeds and are in excellent condition.

**Cattle and equipment are available to purchase in addition to the asking price of the farm itself. Livestock and Asset Schedules are available by request to pre-qualified buyers who have been shown the property.

Location:

- *Marietta - 18 miles
- *Texas State Line on I-35 - 28 miles
- *DFW - 86 miles
- *Oklahoma City - 131 miles

Access:

- *1/2 mile of paved Batson Road
- *3/4 mile of gravel Quartz Road
- *Only 1.5 miles from paved Hwy 76, 3.5 miles from Hwy 32 and 20 miles from I-35

Water:

- *Three high capacity water wells (590 gpm, 495 gpm, 300 gpm) which are all plumbed together with underground piping
- *Water wells are around 180' deep with first water encountered at 80' deep leaving 100' of head water
- *Two low capacity water wells plumbed to the barn and cattle water troughs (10 gpm)
- *Two small ponds - both plumbed by high capacity water well piping so they can be filled on demand
- *Six automatic concrete cattle watering troughs plumbed throughout the property providing water to every pasture

Utilities:

- *Water Wells - 2 low capacity - feed water troughs and barn
- *Water Wells - 3 high capacity - 40 horsepower submersible pumps with 8" casing size - feed pivots and ponds
- *Electric Meters - 2

Climate:

- *Approximately +/- 36 inches of annual precipitation

Minerals:

- *Surface Only
- *There is one oil well on the property which produces approximately 2.5 barrels of oil per day
- *The owner of the oil well has offered to sell the oil well to the seller of the farm or a new buyer in the future

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Quail



Pastures:

*All pastures have been sprigged with improved varieties of Bermudagrass and meticulously managed with fertilizer, weed spraying and light grazing and haying pressure to provided complete covered and under-utilized conditions to ensure healty pastures even in dry seasons.

*130 acres - Primary center pivot pasture - West 1/2 is Tifton 85 & East 1/2 is Midland 99 Bermudagrass, water troughs

*80 acres - West perimeter pasture - Midland 99 Bermudagrass with drilled winter wheat, two ponds

*70 acres - East perimeter pasture - Midland 99 Bermudagrass with drilled winter wheat, water trough

*44 acres - Northeast half pivot pasture - Coastal Bermudagrass with drilled winter wheat, water trough

*10 acres - Large catch lot next to cattle pens - Coastal Bermudagrass with drilled winter wheat, water trough

*5 acres - Entry pasture, hay trap, barn area, equipment laydown yard - Coastal Bermudagrass, water trough

*1 acre - Small catch lot next to cattle pens - Coastal Bermudagrass with drilled winter wheat, water trough

*1/8 acre - Cattle pens

*All pastures sprayed this spring with Nitrogen, Potassium, Calcium, Microbes and 2.4-D herbicide

Terrain:

*Flat topography, but not in the floodplain

*Fertile, Sandy Loam Soils (click the 'All Maps' Tab to download a Soil Report)

*Improved Bermudagrass hayfields and pastures

*Several different varieties of Bermudagrass planted in different pastures including Tifton 85, Midland 99 & Coastal

*Some pastures are no-till drilled annually with cereal grain like winter wheat

*Big mature oak trees in a few perimeter locations

*Surprisingly great deer hunting - bordering tracts contain thick cover and healthy populations of wildlife which travel in large numbers to the attractive winter wheat planted on this farm each fall and winter

Improvements:

*40' x 60' metal shop building with 20' x 60' shed overhang - insulated with concrete slab, electric and water

*Elevated fuel tanks not included but available for purchase

*6,543 sf metal cattle pens (Arrowquip cattle chute not included but available for purchase)

*Pipe entrance with gravel entry road

*Completely fenced and cross-fenced into four main pastures and three smaller lots - three miles of interior cross-fencing

*Ten (10) Cattle guards installed throughout giving access to all pastures without having to open gates

*Double gates installed between pastures for wide equipment access

Equipment:

*1,260' T-L center pivot which irrigates approximately 130 acres - seven sections approximately 180' each (estimated 20 years old)

*777' T-L half pivot which irrigates approximately 30 acres - five sections approximately 155-160' each (estimated 5 years old)

*Both pivots are hydraulic driven pivots with electric motors

*Both pivots have the ability to apply liquid fertilizer while irrigating

*The three high capacity water wells are connected together with underground piping allowing them to run either or both pivots, fill the ponds on the property and are also run to dead-end lines which can have reel irrigators connected to them to irrigate pastures outside the footprint of the pivots

*All underground piping connecting the high capacity water wells is 4" steel pipe

*Two tower blinds overlooking fenced deer feeders for deer hunting

**All haying/farming equipment on site is available for purchase in addition to the land - Asset Schedule available by request to qualified buyers

Livestock:

**Registered Red Angus cattle herd is available for purchase in addition to the land - Livestock Schedule available by request to qualified buyers

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

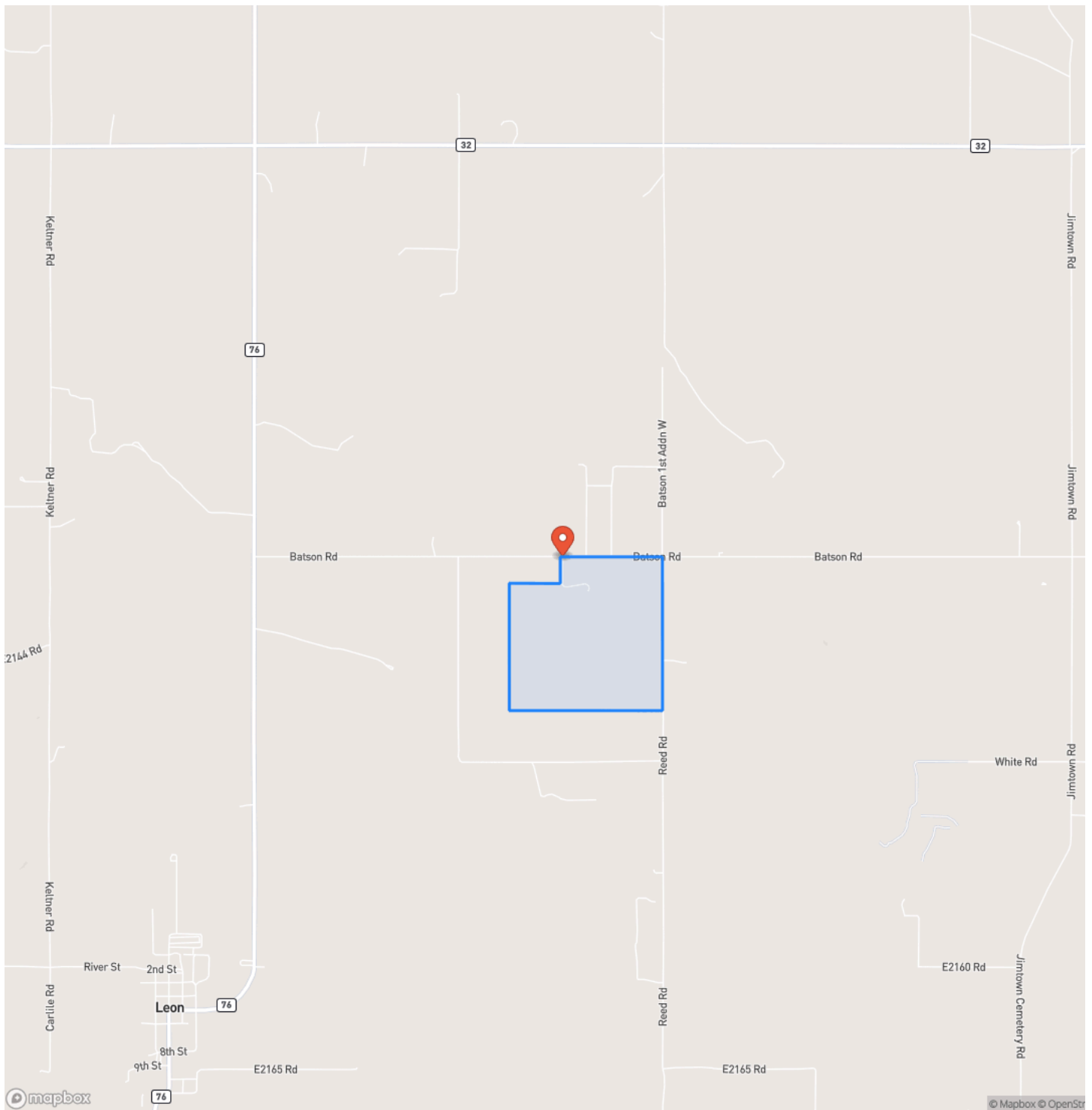
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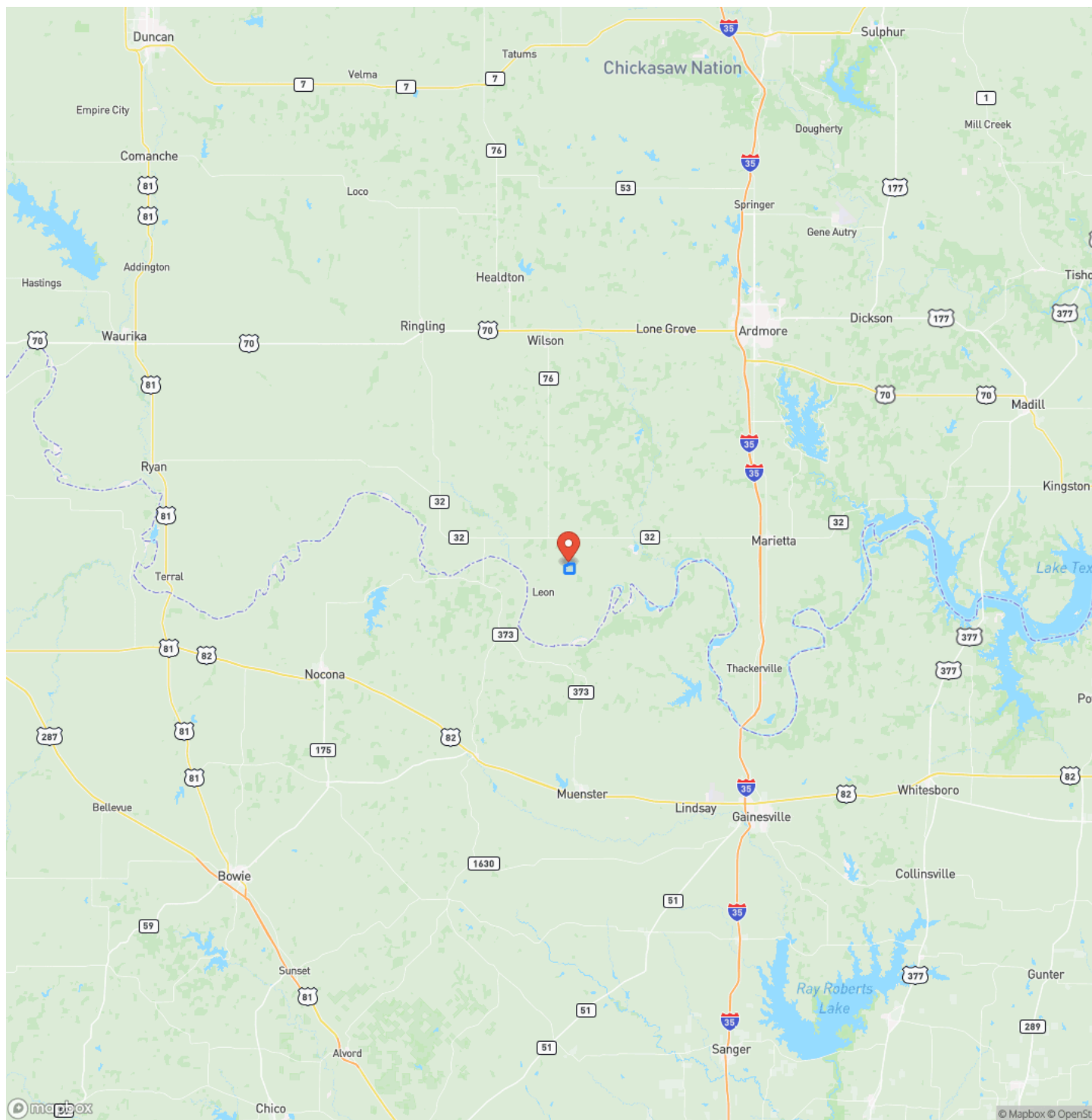
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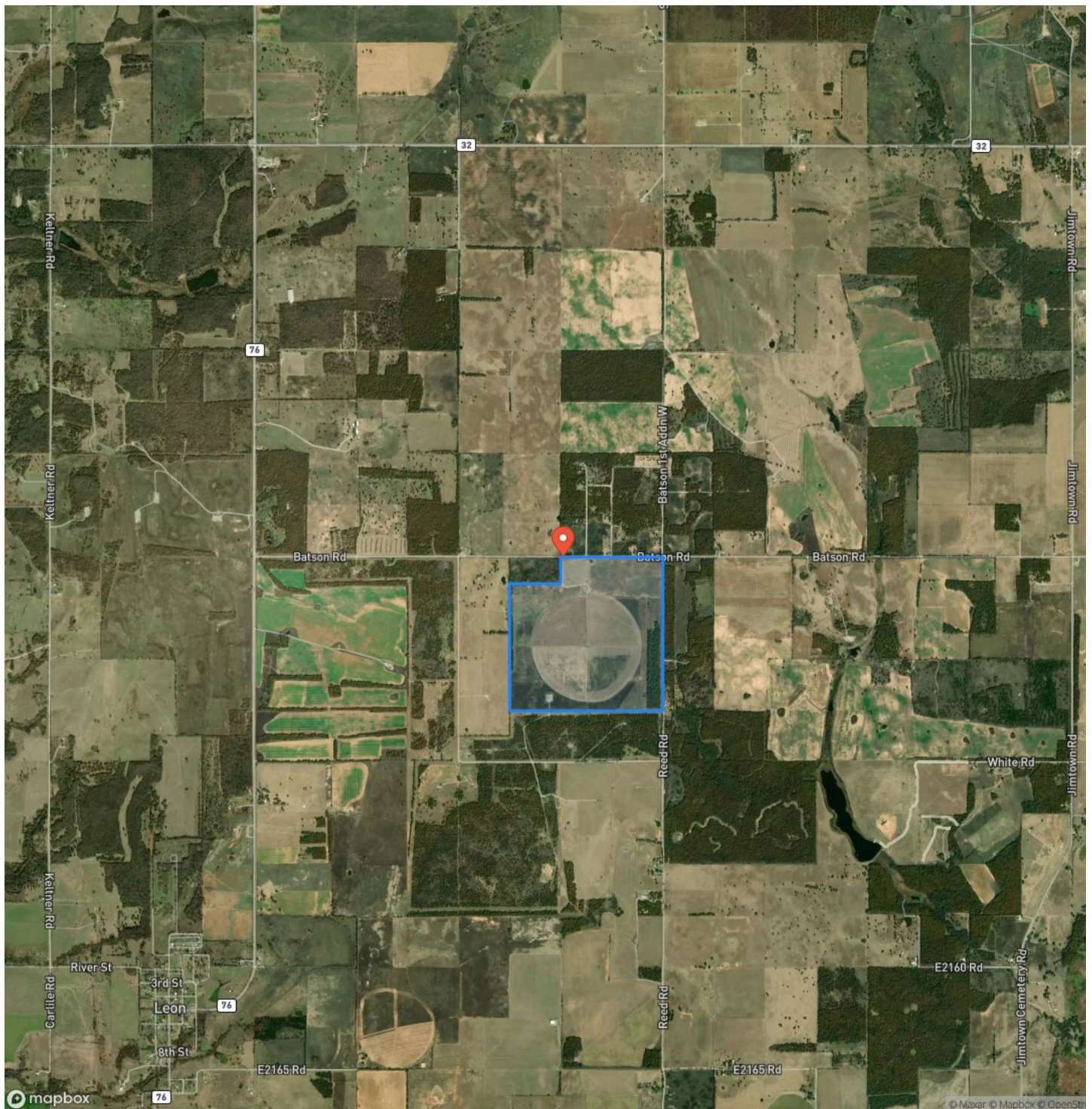
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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http://legendary.land

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