

Cross Bar W Ranch
Indian Meridian Road
Wayne, OK 73095

\$1,104,008
158.850± Acres
McClain County



Cross Bar W Ranch
Wayne, OK / McClain County

SUMMARY

Address

Indian Meridian Road

City, State Zip

Wayne, OK 73095

County

McClain County

Type

Recreational Land, Ranches, Farms

Latitude / Longitude

34.9132 / -97.2435

Taxes (Annually)

352

Acreage

158.850

Price

\$1,104,008

Property Website

<https://legendary.land/property/cross-bar-w-ranch-mcclain-oklahoma/29107>



PROPERTY DESCRIPTION

The Cross Bar W Ranch is an immaculate 158 acre tract of land situated six miles East of I-35 on Highway 59 near Wayne, OK. This well-kept property is routinely managed for high quality hay production. Combined, there is over a mile of road frontage along the South and West boundaries with water and electricity available. The proximity to the Oklahoma City Fairgrounds and Remington Park make this area home to an array of amazing and historic equine training and reproduction facilities. This property will be offered in four different combinations; the entire 158 acres, East 80 acres, West 78 acres, or two, 39 acre tracts along the West boundary. Any combination of these tracts would be prime for development or ranchettes. Please see attached map for available tracts.

Location:

- *Purcell - 12 miles
- *Norman - 32 miles
- *Oklahoma City - 48 miles
- *Oklahoma City Fair Grounds - 52 miles
- *Remington Park - 53 miles
- *DFW - `156 miles

Access:

- *1/2 mile of frontage on State Highway 59
- *1/2 mile frontage on county maintained Indian Meridian Road

Water:

- *Three ponds

Utilities:

- *Rural water along Indian Meridian Road
- *Existing rural water meter along Hwy 59 frontage supplying water to the center of the property.
- *Electric available along road frontage

Climate:

- *Approximately +/-38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill

Terrain:

- *Gently Rolling terrain with scenic views
- *Topography Ranging from 1,050'-1,100' sloping to the West
- *Improved Bermuda grass hayfields
- *Grant silt loam Class 3e soils

Improvements:

- *Cross Fencing

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

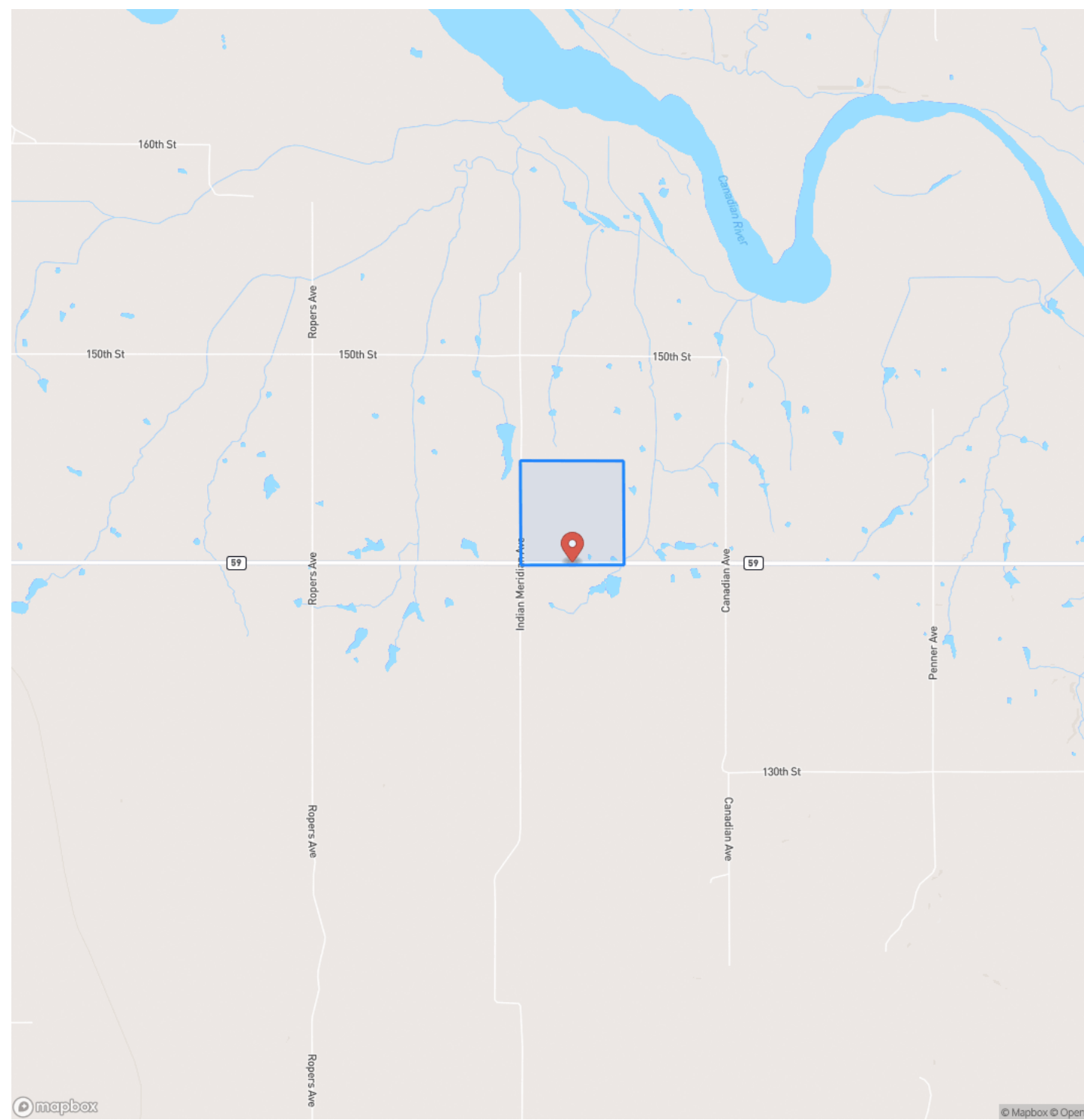


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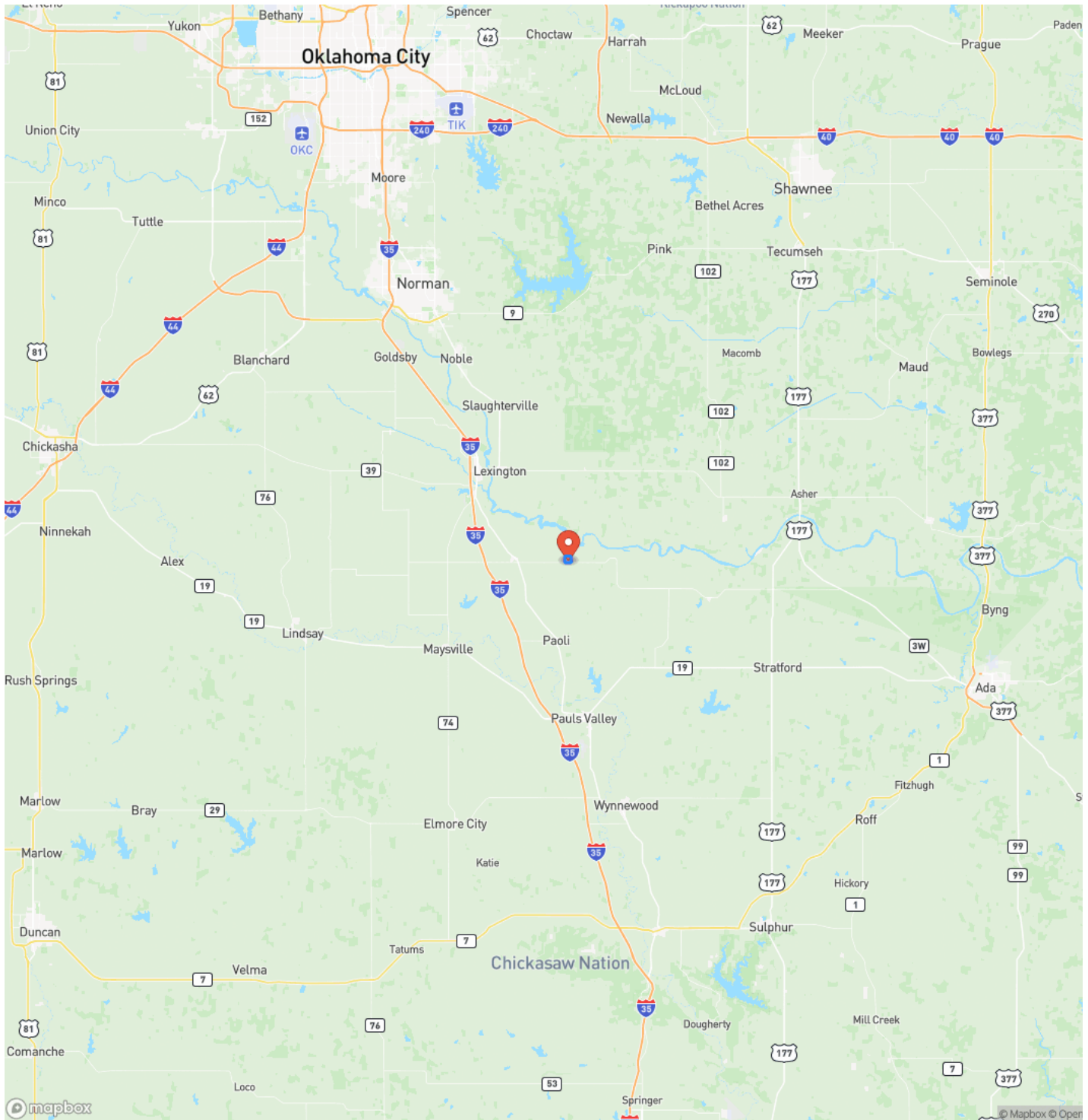




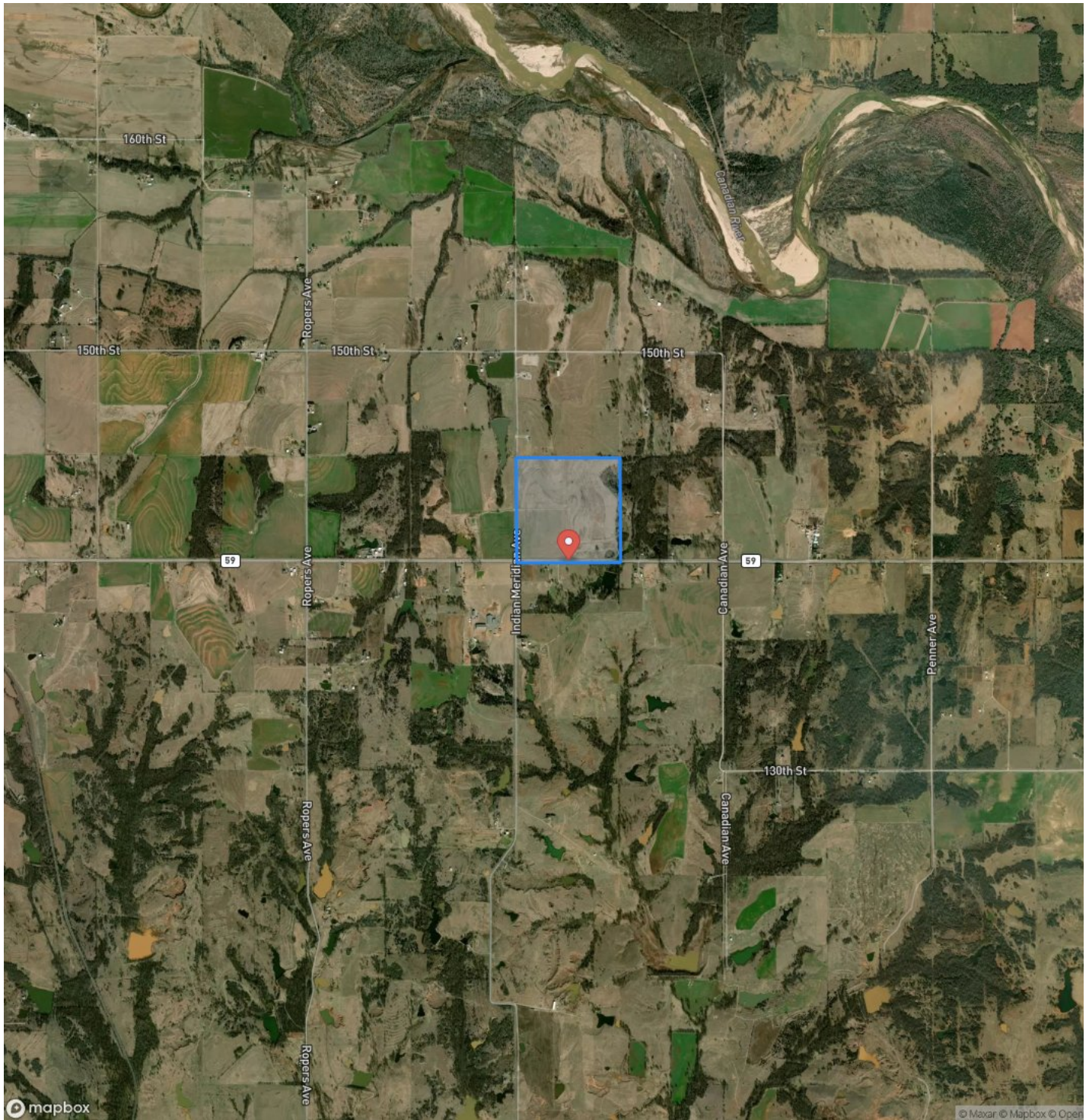
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Gillham

Mobile

(580) 276-7584

Email

cody@Legendary.Land

Address

111 D St. SW

City / State / Zip

Ardmore, OK 73401

NOTES

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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