

**Cross Bar W Ranch 80**  
**Hwy 59**  
**Wayne, OK 73095**

**\$800,000**  
**80± Acres**  
**McClain County**



**Cross Bar W Ranch 80**  
**Wayne, OK / McClain County**

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**SUMMARY**

**Address**

Hwy 59

**City, State Zip**

Wayne, OK 73095

**County**

McClain County

**Type**

Recreational Land, Ranches, Farms

**Latitude / Longitude**

34.913321 / -97.241218

**Acreage**

80

**Price**

\$800,000

**Property Website**

<https://legendary.land/property/cross-bar-w-ranch-80-mcclain-oklahoma/29187>



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**PROPERTY DESCRIPTION**

The Cross Bar W Ranch 80 is an immaculate 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. The topography at the center point of the western boundary boasts scenic views toward the eastern edge of the property overlooking mature pecan trees and various other hardwoods. This area is home to many amazing equine facilities being located less than one hour from the OKC Fairgrounds and Remington Park. An additional 78 acres with 1/4 mile Highway 59 road frontage & 1/2 mile of Indian Meridian Road frontage is available as a whole or two, 39 acre tracts. Please see the attached map for additional acreages for sale.

**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:**

- \*1/4 Mile of State Highway 59 frontage

**Water:**

- \*Three ponds

**Utilities:**

- \*Rural water meter
- \*Electric available

**Climate:**

- \*Approximately +/-38 inches of annual precipitation

**Minerals:**

- \*Surface Only

**Wildlife:**

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





**Fishing:**

- \*Bass
- \*Bluegill

**Terrain:**

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

**Improvements:**

- \*NA

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

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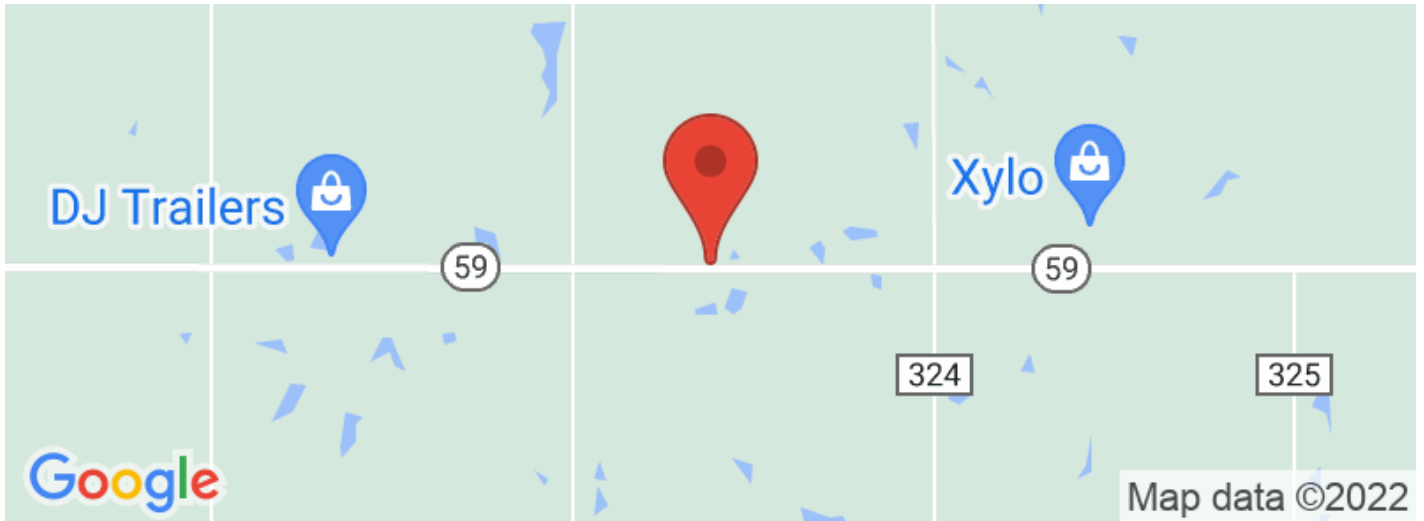


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## Locator Maps





## Aerial Maps



## 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

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## NOTES

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Legendary Land Co**  
1021 Regal Rd  
Yukon, OK 73099  
(405) 206-0914  
<http://legendary.land>

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