

Cross Bar W Ranch 39
Indian Meridian Avenue
Wayne, OK 63095

\$400,000
39± Acres
McClain County



Cross Bar W Ranch 39
Wayne, OK / McClain County

SUMMARY

Address

Indian Meridian Avenue

City, State Zip

Wayne, OK 63095

County

McClain County

Type

Recreational Land, Ranches, Farms

Latitude / Longitude

34.918768 / -97.247852

Acreage

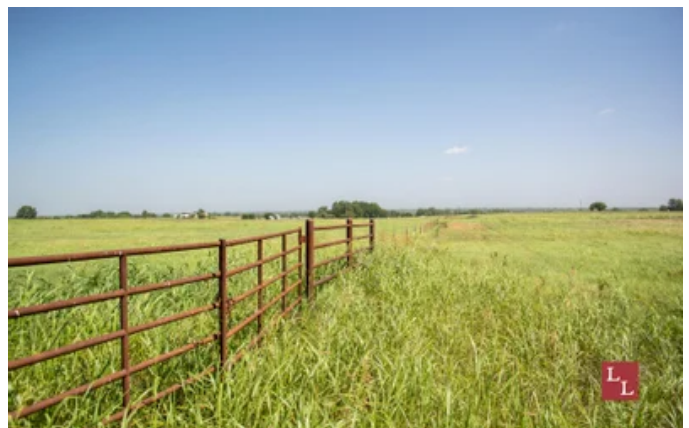
39

Price

\$400,000

Property Website

<https://legendary.land/property/cross-bar-w-ranch-39-mcclain-oklahoma/29186>



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PROPERTY DESCRIPTION

The Cross Bar W Ranch 39 is an immaculate tract of land situated six miles East of I-35 on Indian Meridian Road near Wayne, OK. This well-kept property is routinely managed for high quality hay production. McClain County is home to many amazing equine facilities located less than one hour from the OKC Fairgrounds and Remington Park. An additional 39 acres to the South with 1/4 mile Hwy 59 road frontage & 1/4 mile of Indian Meridian Road frontage is also available. 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 frontage on county maintained Indian Meridian Road

Utilities:

- *Rural water available along Indian Meridian Road
- *Electric available

Climate:

- *Approximately +/-38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Terrain:

- *Topography Ranging from 1,090' - 1,100'
- *Improved Bermuda grass hay meadow



*Grant silt loam Class 3e soils

*Gently Rolling terrain with scenic views

Improvements:

*NA

Equipment:

*NA

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

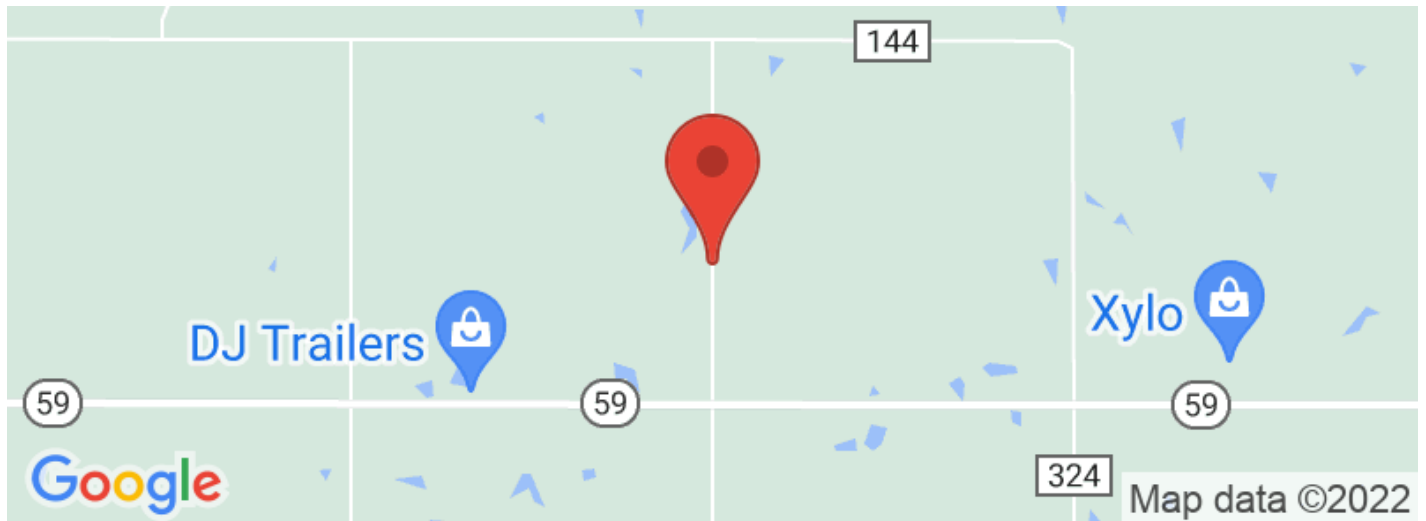
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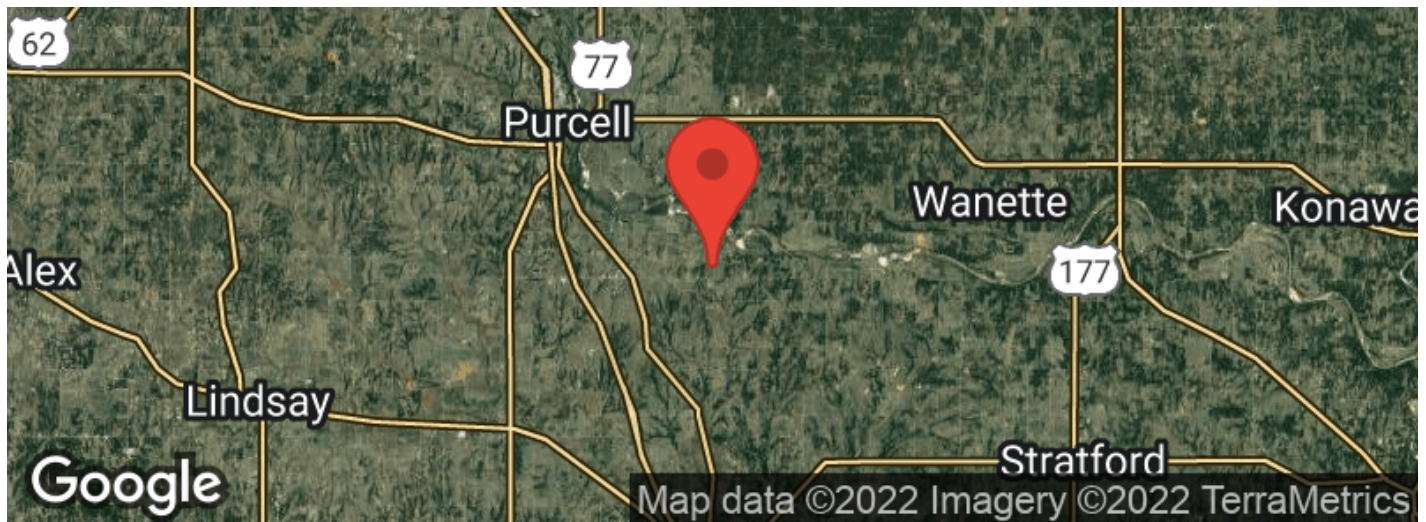
Cross Bar W Ranch 39
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Locator Maps



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

NOTES

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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.



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

