

**Lincoln Farm**  
North Air Depot Boulevard  
Oklahoma City, OK 73141

**\$664,000**  
80± Acres  
Oklahoma County



**Lincoln Farm**  
**Oklahoma City, OK / Oklahoma County**

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**SUMMARY**

**Address**

North Air Depot Boulevard

**City, State Zip**

Oklahoma City, OK 73141

**County**

Oklahoma County

**Type**

Farms, Ranches, Recreational Land

**Latitude / Longitude**

35.5295 / -97.4064

**Acreage**

80

**Price**

\$664,000

**Property Website**

<https://legendary.land/property/lincoln-farm-oklahoma-oklahoma/40573/>





### **PROPERTY DESCRIPTION**

This farm is located in the Oklahoma City limits near NE 63rd and Air Depot. Approximately 60+/- acres are tillable and the remaining 20+/- acres are rolling with scattered timber. The farmland is mainly Class 1 Keokuk very fine sandy loam soils. The tillable acres could easily be planted to grass if your desire was to run cattle or have horses. Currently, there is no fence on the north boundary because the property has been leased to the same tenant that is farming the neighboring property to the north. A current survey will be provided so that the north boundary can accurately be determined.

There are several fantastic building locations on the west side that would be off the road behind a row of mature timber for privacy while still providing a beautiful view overlooking the bottomland. This property is very conveniently located just about 3.5 miles from the 63rd Street exit off I-35 making it very accessible. One inactive oil well is present in the SW corner of the property along the west side of the farmland. This would make a great property close to the city to enjoy or for a permanent residence!

#### **Location:**

\*Oklahoma City - Near Air Depot & NE 63rd St.

#### **Access:**

\*Air Depot is paved

#### **Water:**

\*Creek along the east boundary

#### **Utilities:**

\*Electric available along the west boundary

#### **School District:**

Oklahoma City Public Schools

#### **Climate:**

\*Approximately +/- inches of annual precipitation

#### **Minerals:**

\*Negotiable

#### **Wildlife:**

\*Whitetail Deer

\*Waterfowl

\*Dove

#### **Terrain:**

\*Gently rolling with approximately 60 acres of tillable

#### **Improvements:**

\*NA

#### **Possession:**

Possession will be after the 2023 soybean harvest which will take place approximately late September/Early October. It may be possible to buy the tenant out if earlier possession is desired.

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

When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met,

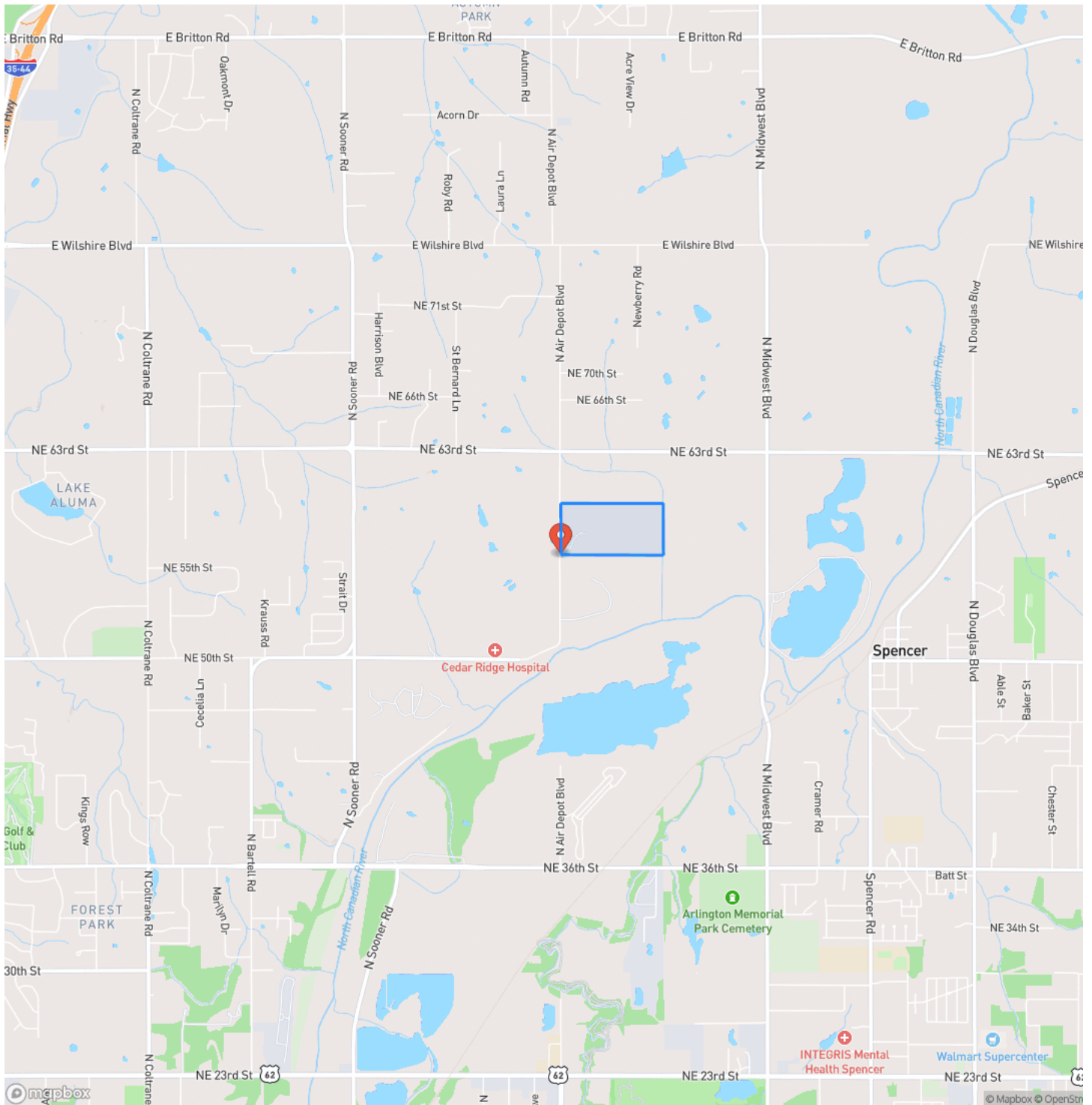


compensation, if any, will be at the sole discretion of Legendary Land Company.



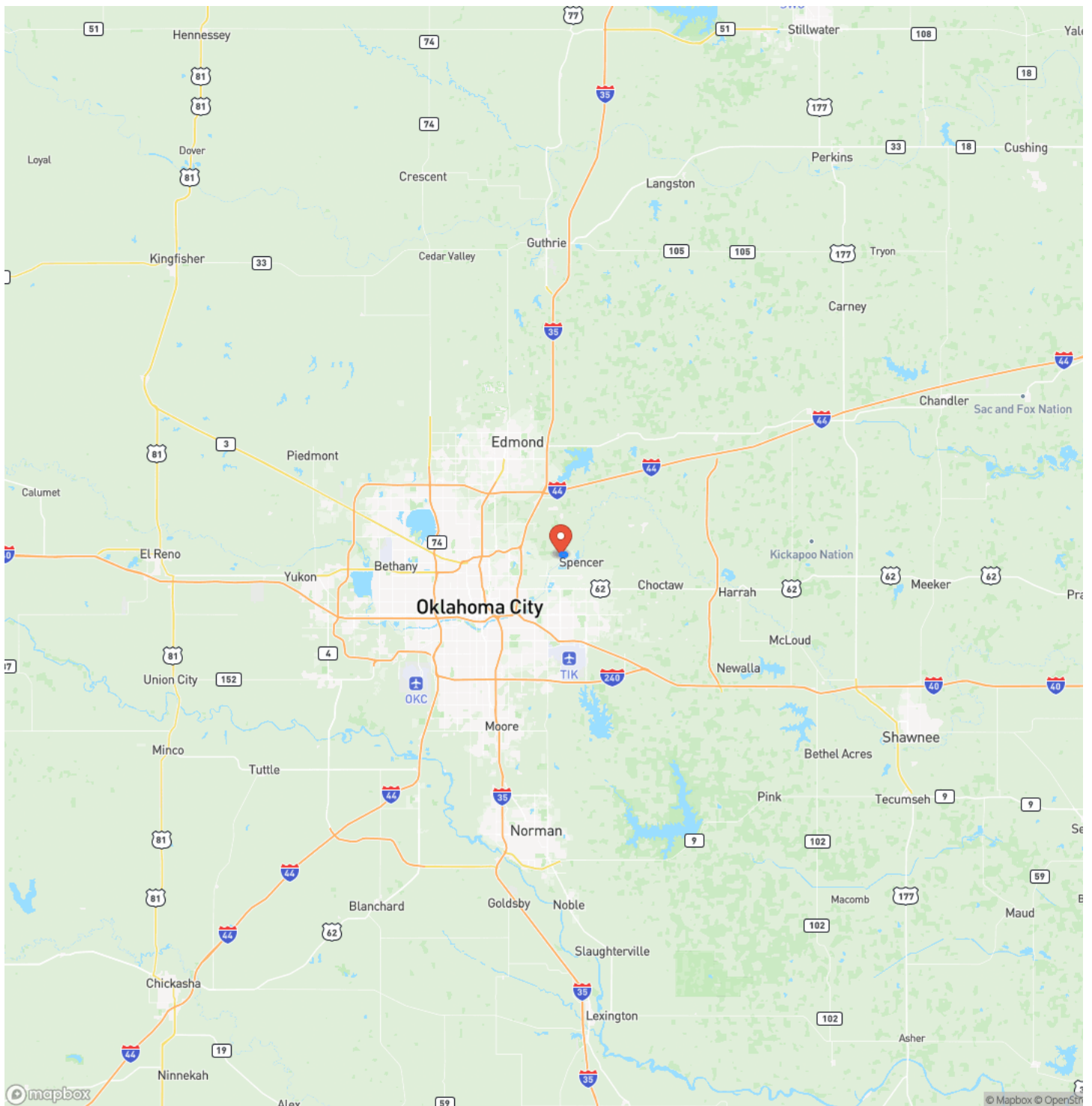


## Locator Map



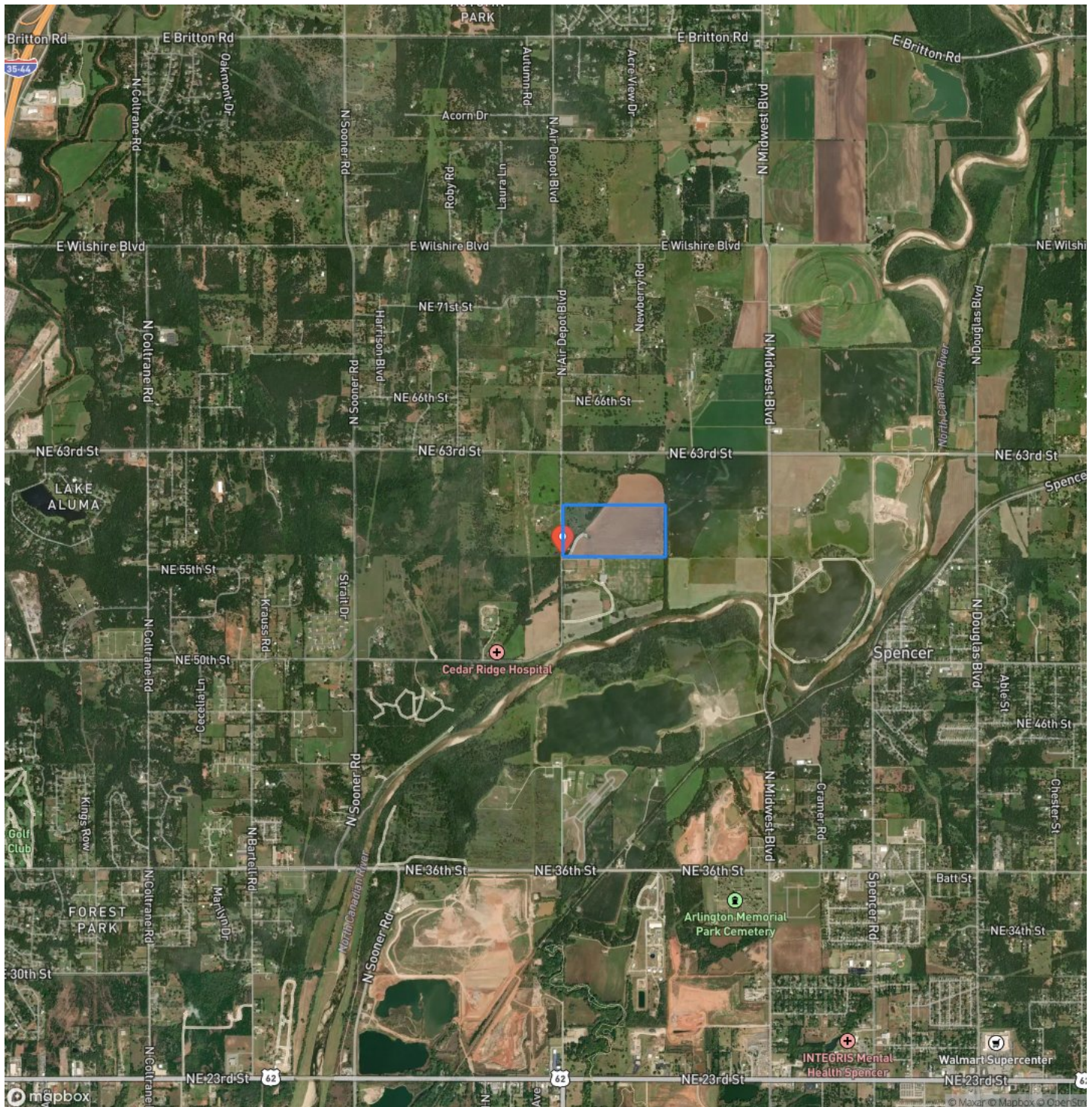


## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dan Ward

## Mobile

(405) 206-0914

## Office

(405) 206-0914

## Email

dan@Legendary.Land

**Address**

10904 NW 26th St.

## City / State / Zip

Yukon, OK 73099

## 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.

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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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