

**Billings Farms Tracts 1-3**  
**Billings, OK 74644**

**\$625,147**  
**316.530± Acres**  
**Noble County**



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**Billings, OK / Noble County**

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**SUMMARY**

**City, State Zip**

Billings, OK 74644

**County**

Noble County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

36.528924 / -97.443936

**Acreage**

316.530

**Price**

\$625,147



## **PROPERTY DESCRIPTION**

This Noble County Oklahoma farm is extremely well located on a county-maintained gravel road. Located just 1 mile from the Cimarron Travel Plaza on I-35 and 1/2 mile north of Hwy 15 that runs to Billings. Currently, the farm is planted with winter wheat. Grassy Creek, a wet-weather creek runs through the middle of the property from north to south. Both sides of Grassy Creek have heavily traveled deer trails. There appears to be significant potential to create a waterfowl impoundment along Grassy Creek. More due diligence would need to be done in order to determine the overall feasibility of this project. This part of Oklahoma has been a waterfowl hot spot for many years with the Great Salt Plains to the west, Kaw Lake & the Arkansas River to the NE, Sooner Lake to the east, and Perry lake to the south. Not to mention all of the watersheds scattered in between all of those bodies of water that roost thousands of ducks and geese as well!

### **This farm has three available tracts:**

- \*Tract 1...76.53 + /- acres (along E0320 Rd )
- \*Tract 2...80+/- acres (along Hwy 15 1/2 mile south of Tract 1)
- \*Tract 3...160+/- acres(along Hwy 15 1 mile south of Tract 1)

### **Location:**

- \*Billings, OK - 6 miles
- \*Perry, OK - 22 miles
- \*Edmond, OK - 66 miles
- \*OKC, OK - 80 miles

### **Access:**

- \*County-maintained gravel road (just 1 mile from Exit 203 "Cimarron Travel Plaza")

### **Soil/Farming:**

- \*Approximately 55+/- acres are tillable
- Predominantly Class 2 & 3 Soils (Kirkland-Pawhuska complex, 0 to 3 percent slopes Class 2) & (Kirkland Silt Loam Class 3)

### **Water:**

- \*According to the OWRB website, a 2" rural water line is located across County Road N3170
- \*Grassy Creek (wet weather creek) flows through the property for a 1/2 mile from north to south.

### **Utilities:**

- \*Power lines run parallel to the west boundary along CR N3170

### **Climate:**

- \*Approximately 36+/- inches of annual precipitation

### **Minerals:**

- \*Surface Only

### **Wildlife:**

- \*Whitetail Deer
- \*Waterfowl
- \*Dove
- \*Potential for upland

### **Terrain:**

- \*Gently rolling with 20+/- feet of elevation change

### **Improvements:**

- \*NA

### **Equipment:**

- \*NA



**Possession:**

\*After wheat harvest

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

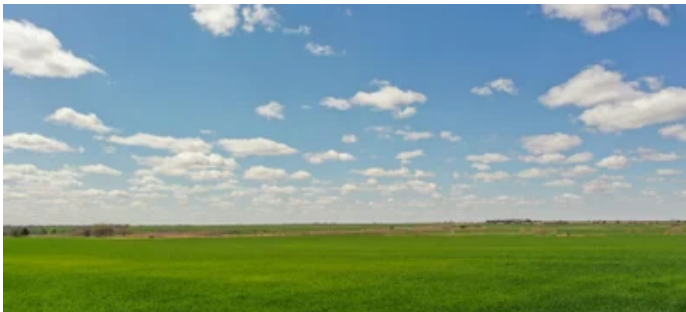
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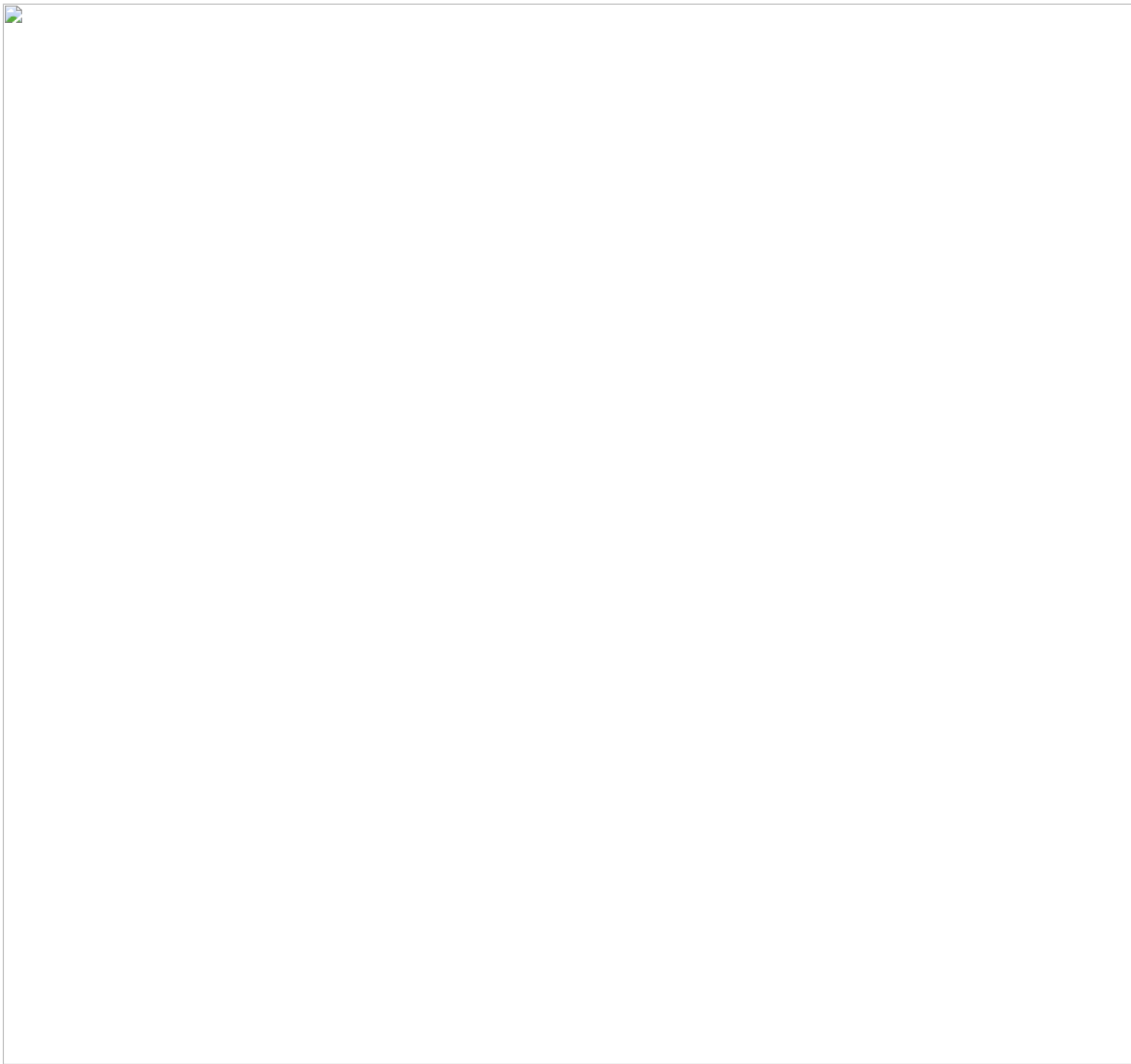
## Locator Map



## Locator Map



## Satellite Map





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**  
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

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**NOTES**

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

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