

Billings Farm Tract 1
Billings, OK 74644

\$156,973
79.480± Acres
Noble County



Billings Farm Tract 1
Billings, OK / Noble County

SUMMARY

City, State Zip

Billings, OK 74644

County

Noble County

Type

Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

36.5462 / -97.352

Taxes (Annually)

126

Acreage

79.480

Price

\$156,973



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, the Salt Fork of the Arkansas River to the north, 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 rivers and reservoirs that roost thousands of ducks and geese as well!

This farm is Tract 1 of 3 farms available:

*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.

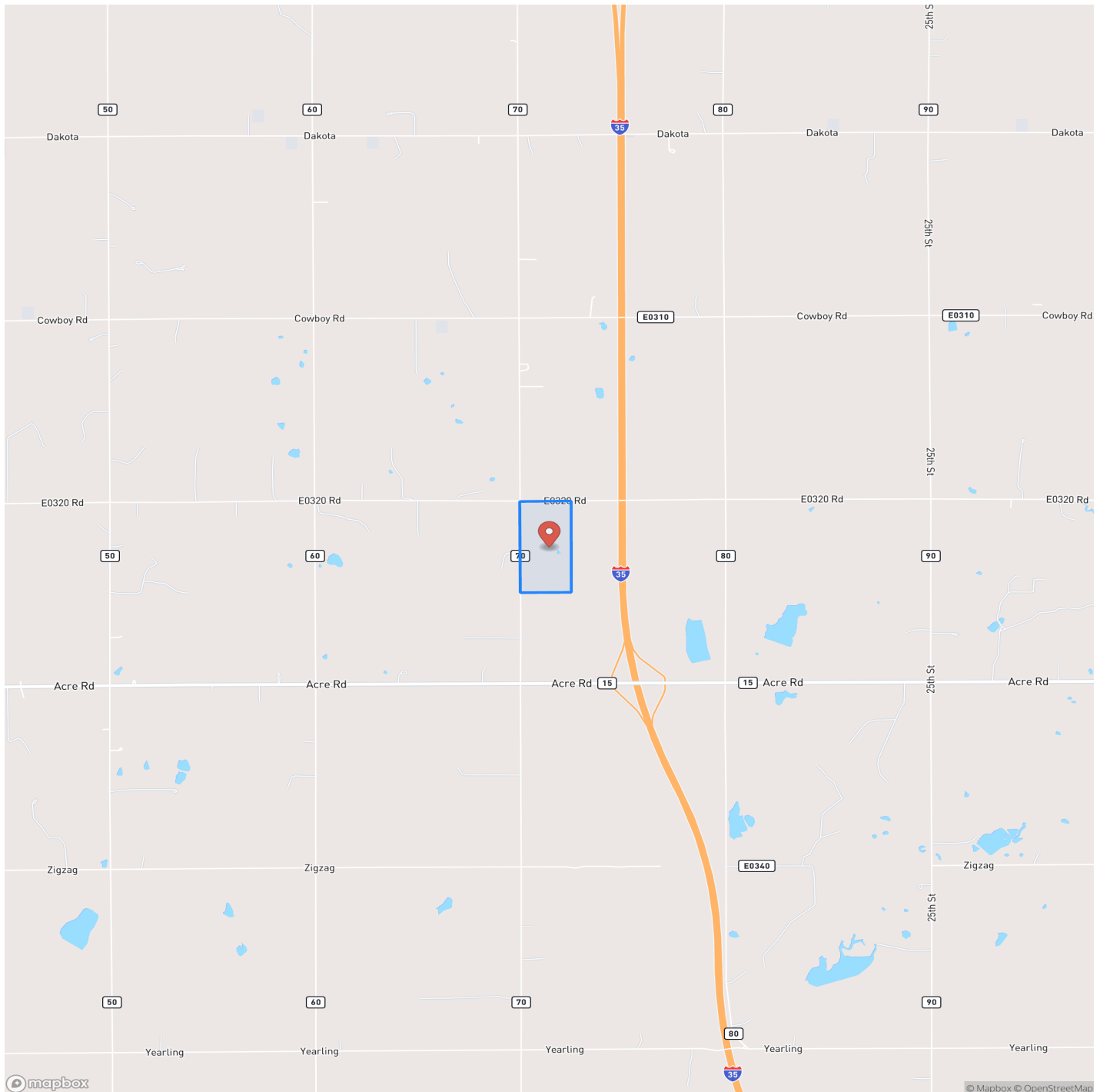
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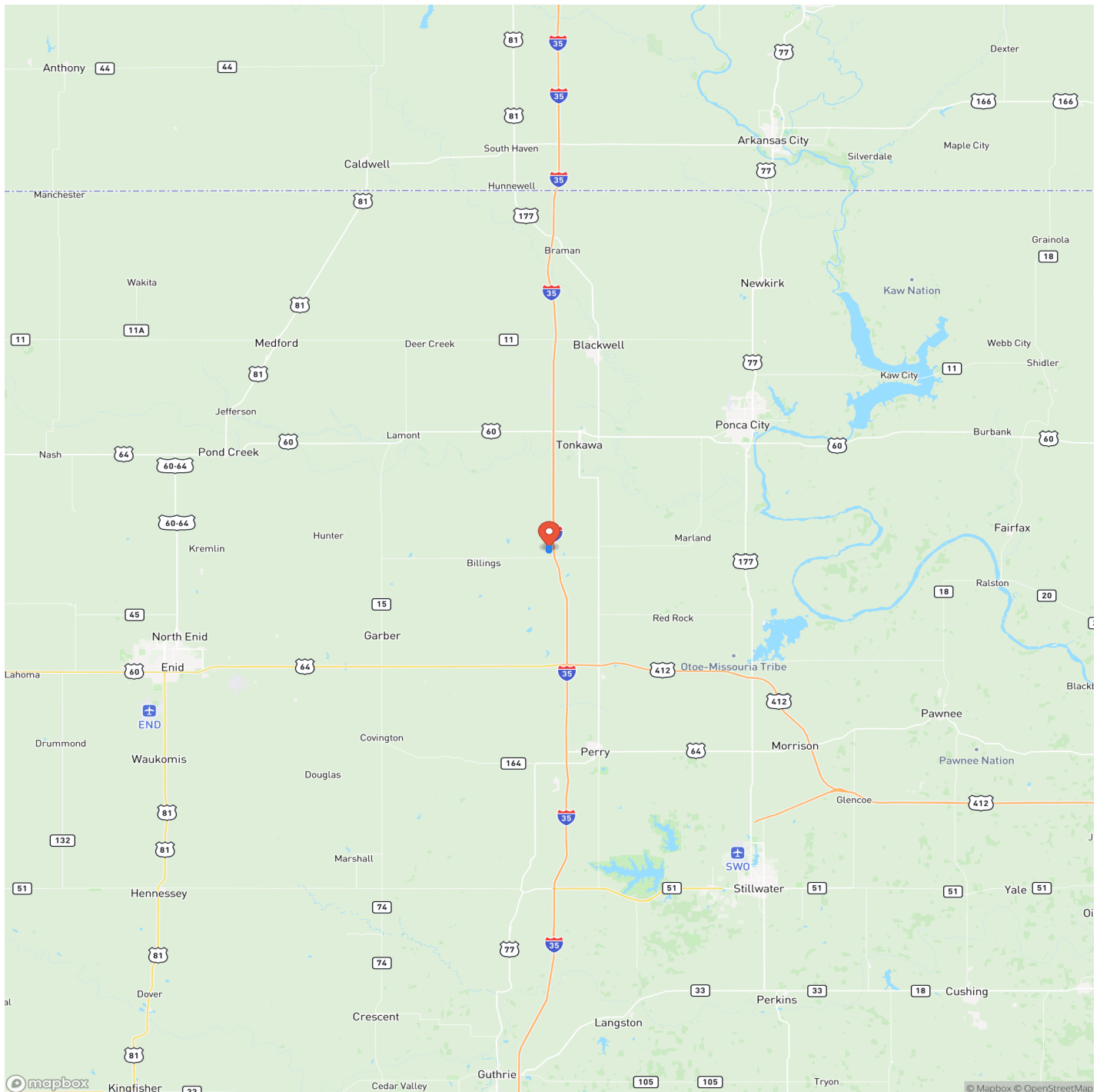
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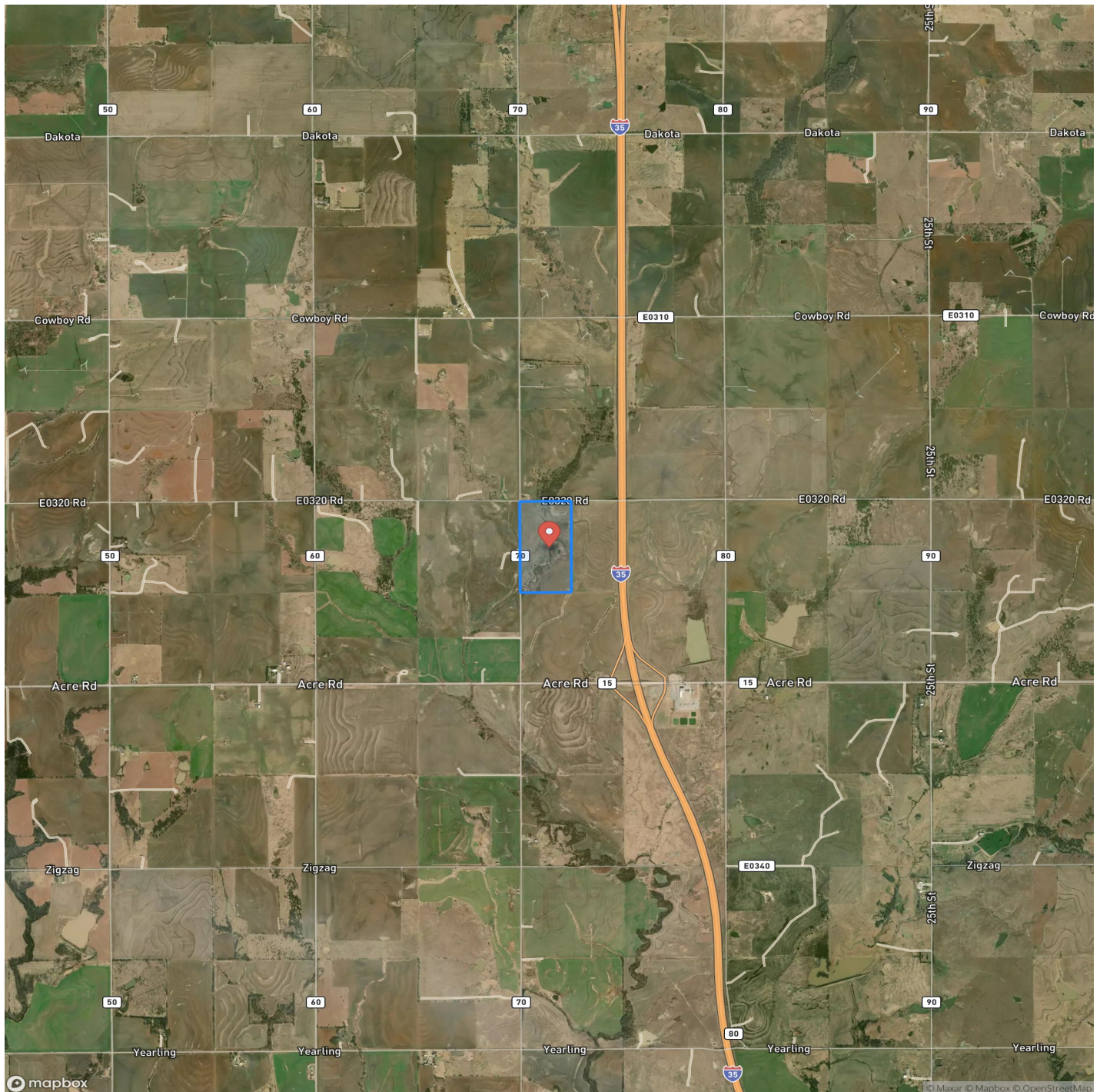
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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