

Greg Ford,
Americas Land
Partners
Managing Broker



GREGORY FORD

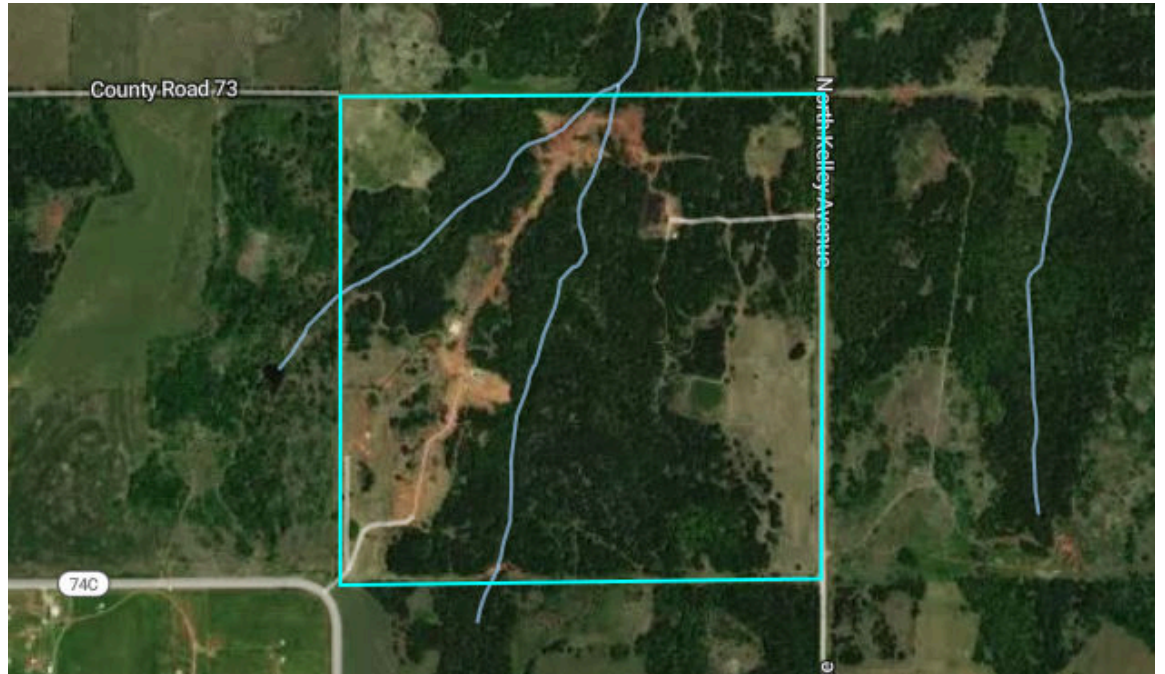
MANAGING BROKER | OK

GFORD@AMERICASLAND

405.812.0214

WWW.AMERICASLAND

160.0 Acres



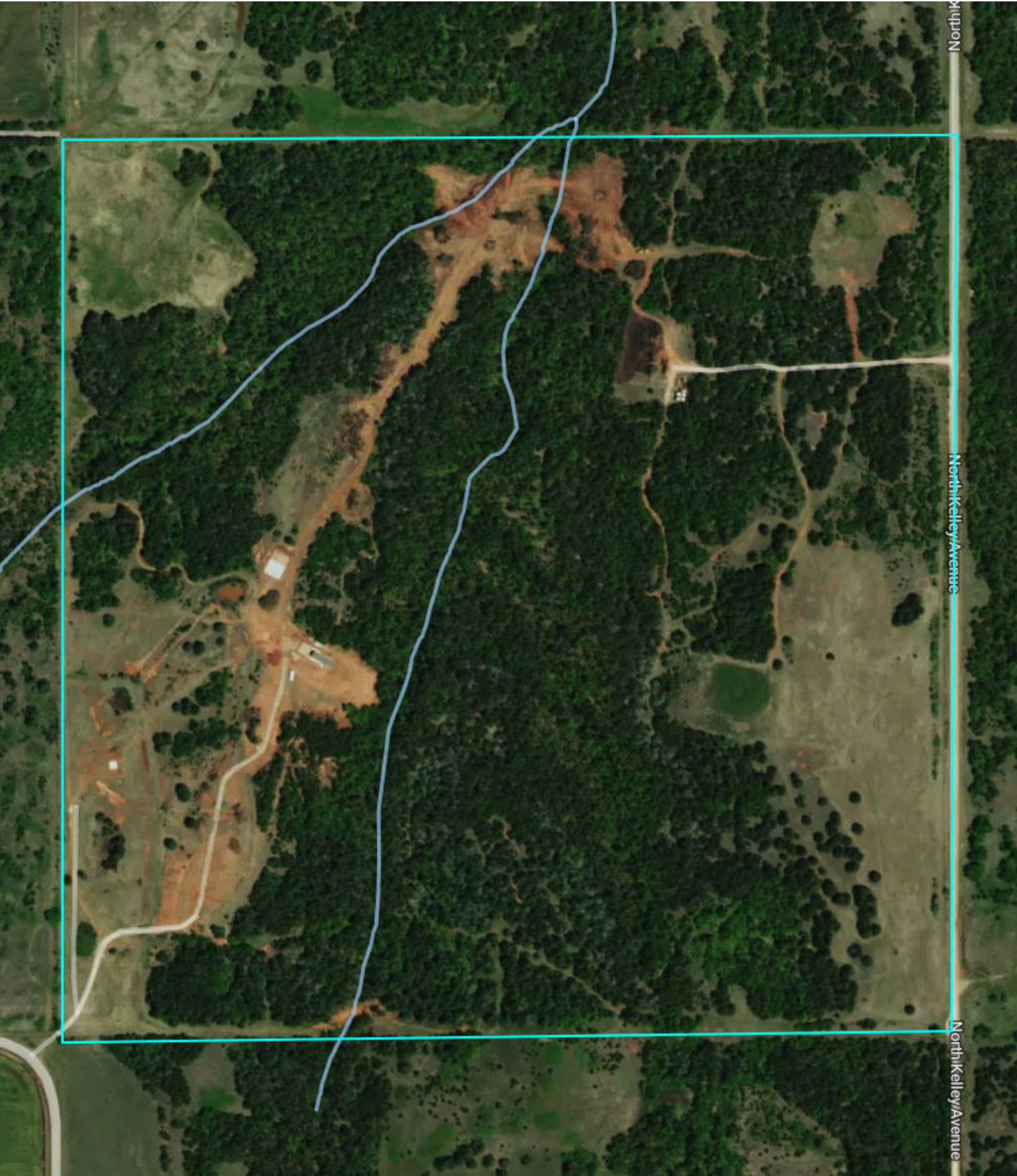
Americas Land Partners

106 N Grand

Crescent, OK 73026

4058120214

160.0 Acres, 1 Boundary



Overview



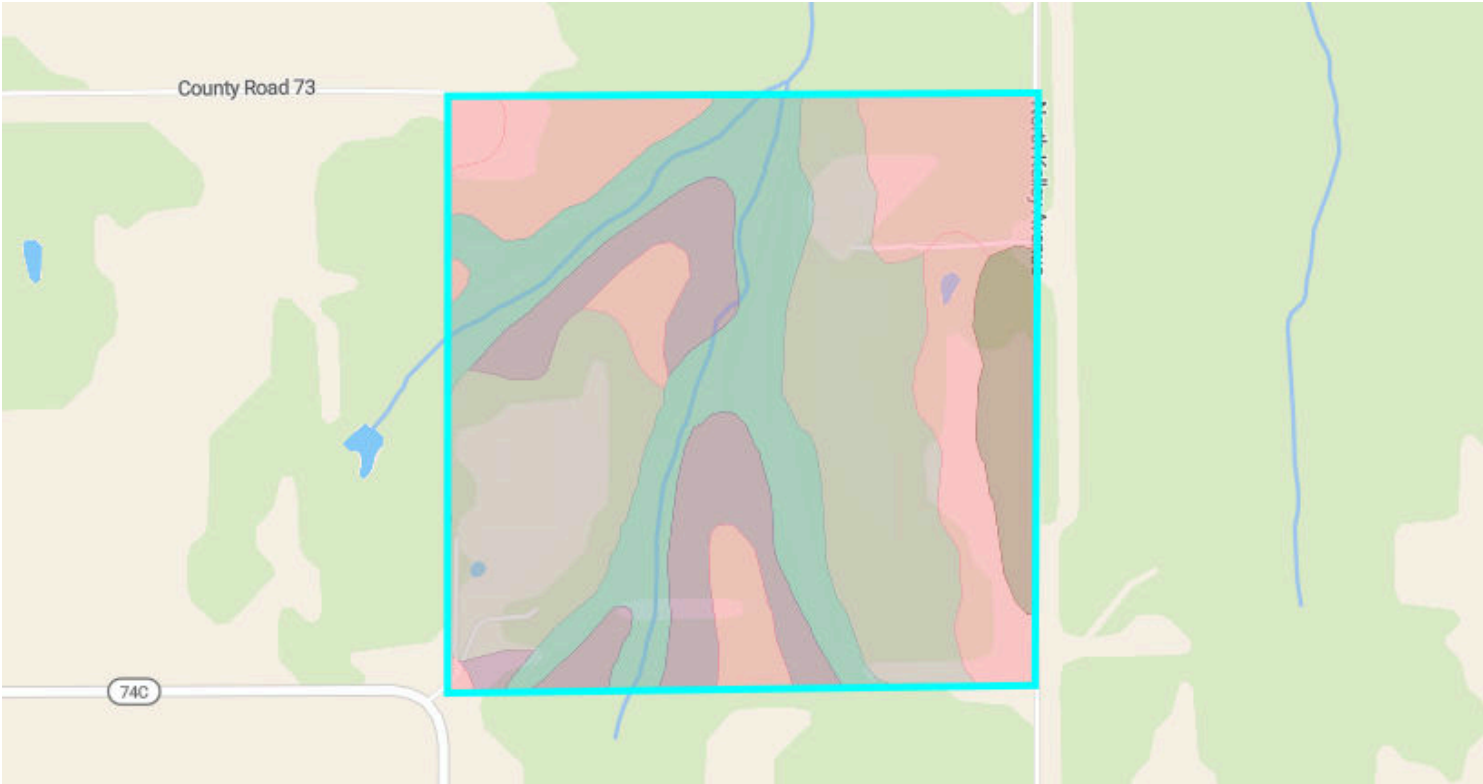
Logan County, OK

160.0 Acres, Boundary 1 of 1



Logan County, OK Township: 017N	Locations 15 17N 3W	Acres 160	Parcel # 420013938
Owner 1 ROBERT GENE SMITH	Owner 2 SANDRA NORAH ROJO-MILLER	Owner Address 6644 HIGHWAY 74C CRESCENT OK 730289750	Property Address 6644 W HIGHWAY 74C, CRESCENT, OK 730289750
Total Assessed Value \$32,127	Assessed Land Value \$3,856	Assessed Improvement \$28,271	Assessed Land Year 2025
County Use Description RURAL AGRICULTURAL		Legal Description 15-17N-03W NE4	

160.0 Acres, 1 Boundary



27.7 / 100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	ICGD3	Ironmound-Coyle-Grainola complex, 5 to 8 percent slopes,...	32.9%	52	6e	--	25.6
●	DaRG	Darnell-Rock outcrop complex, 8 to 45 percent slopes	22.1%	34.9	8e	--	17.1
●	SvDE	Stephenville-Darnell complex, 5 to 15 percent slopes	13.5%	21.3	6e	--	35
●	CoIC2	Coyle-Ironmound complex, 3 to 5 percent slopes, eroded	13.2%	20.9	3e	--	35
●	IrCE	Ironmound-Coyle complex, 5 to 15 percent slopes	13.1%	20.7	6s	--	33.7

Soils

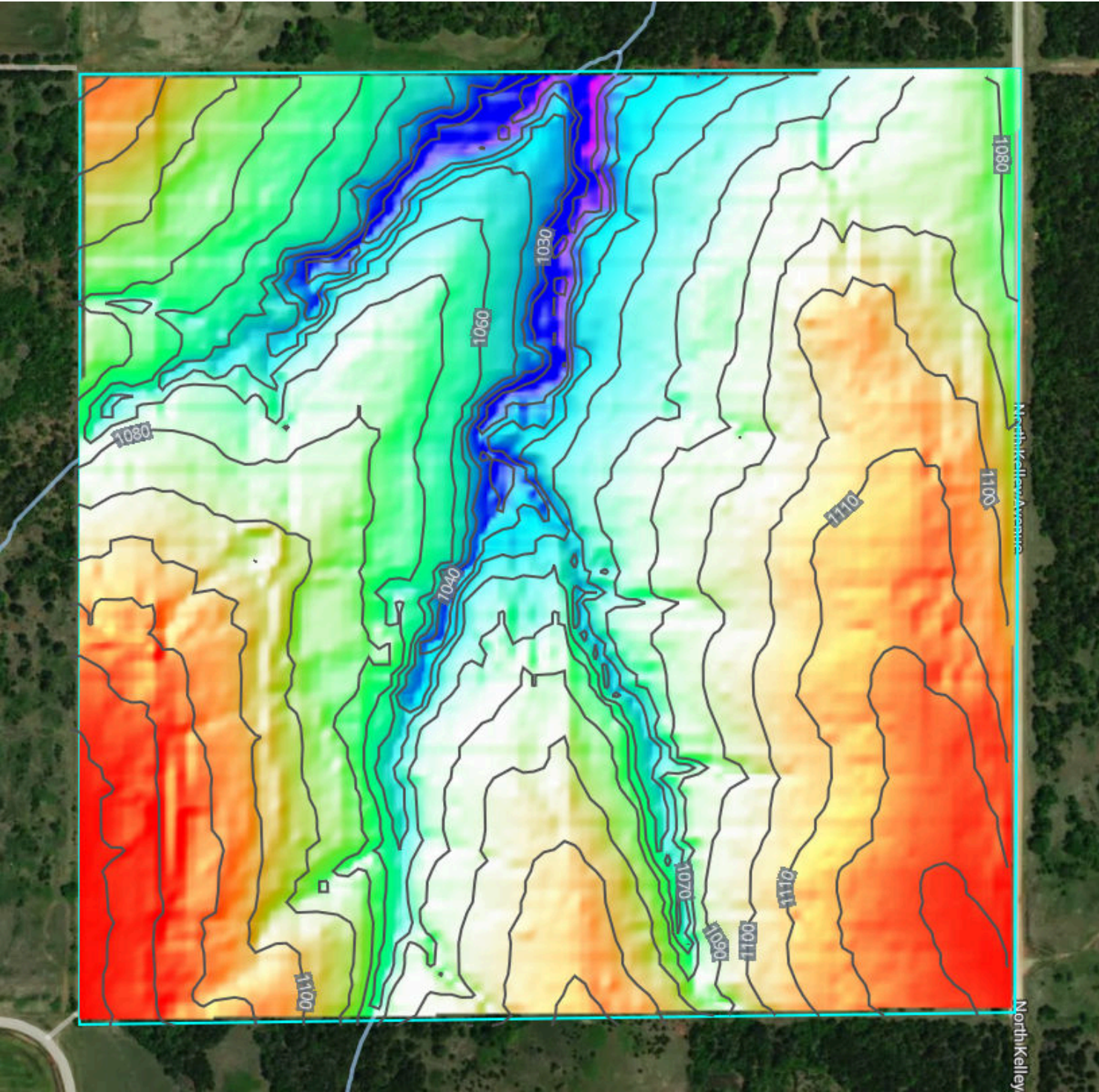


160.0 Acres, 1 Boundary

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	SEN...	Stephenville-Darnell-Newalla complex, 3 to 8 percent slopes,...	5.1%	8.1	4e	--	34.1

Elevation

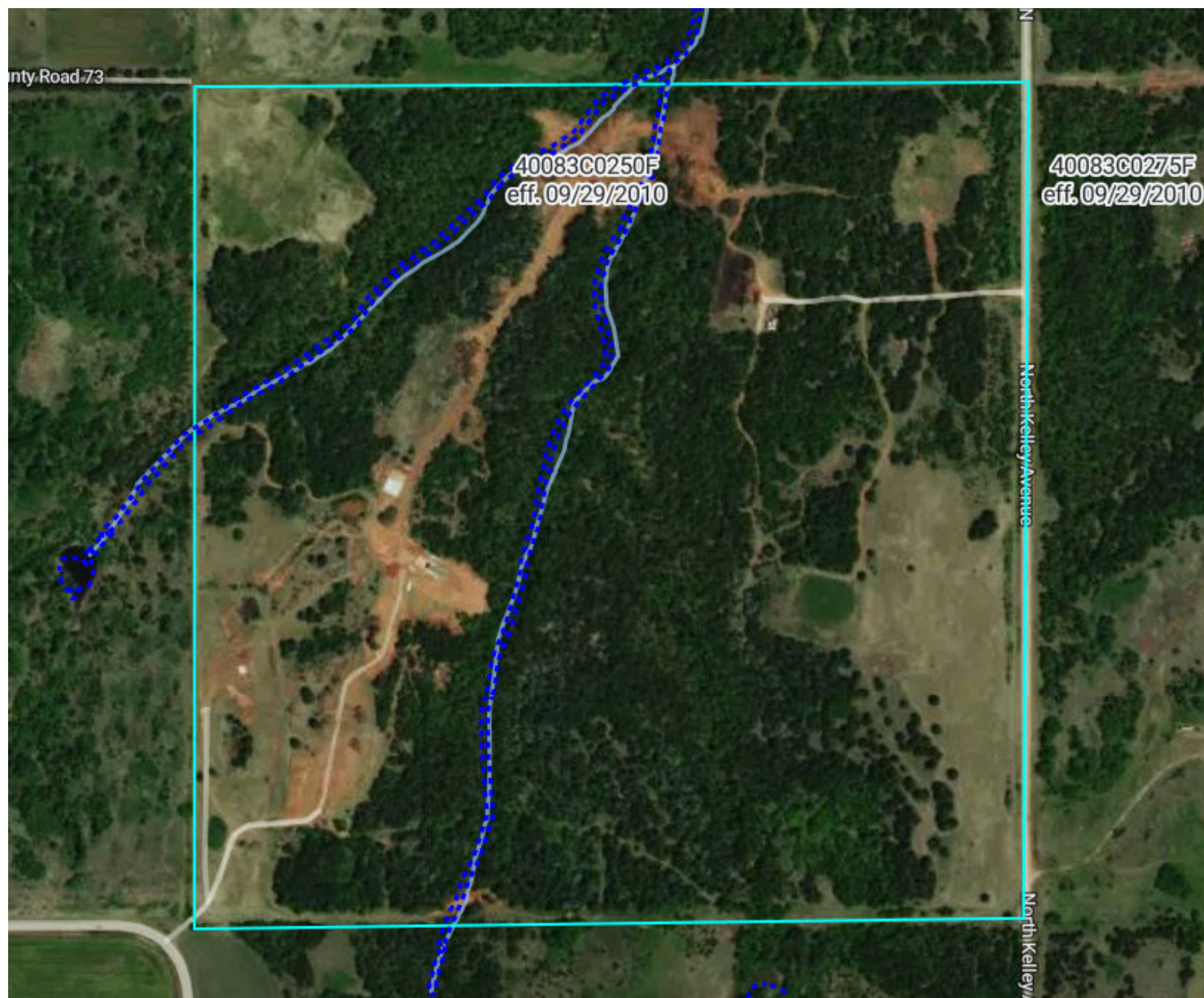
160.0 Acres, 1 Boundary



Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 124.8 feet	Min: 1011.8 feet	Max: 1136.6 feet
		Slope: 9.3%	Min: 0.2%	Max: 63.2%

Flood (FEMA Report)

160.0 Acres, 1 Boundary



Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands

Historical Imagery

160.0 Acres, 1 Boundary

2023



2021



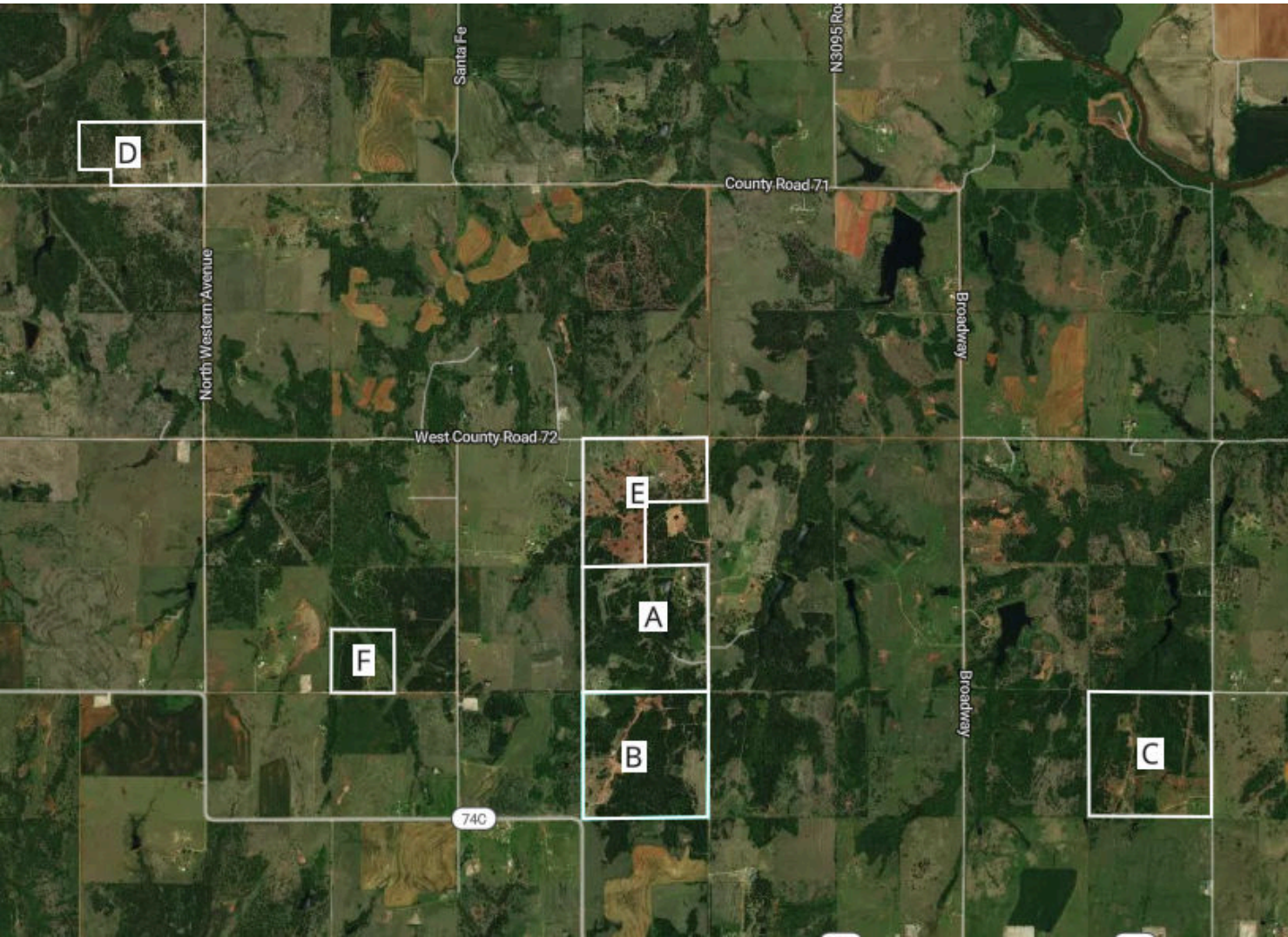
Comparable Sales



160.0 Acres, 1 Boundary

Average \$/Acre: \$5,801

Average \$/NCCPI: \$182



Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
A	Logan	02-02-21	\$900,000	160.00	\$5,625	30.4	\$185
B	Logan	12-31-20	\$500,000	160.00	\$3,125	27.7	\$113
C	Logan	08-07-20	\$500,000	160.00	\$3,125	32.6	\$96

Comparable Sales



160.0 Acres, 1 Boundary

Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
D	Logan	07-31-20	\$635,000	73.50	\$8,639	34.7	\$249
E	Logan	10-22-19	\$740,000	120.00	\$6,167	32.2	\$192
F	Logan	06-01-18	\$325,000	40.00	\$8,125	31.8	\$256
Min \$/Acre: \$3,125			Max \$/Acre: \$8,639			Median \$/Acre: \$5,896	