

Canadian County 30
17430 Elm Street
Calumet, OK 73014

\$330,000
30± Acres
Canadian County



Canadian County 30
Calumet, OK / Canadian County

SUMMARY

Address

17430 Elm Street

City, State Zip

Calumet, OK 73014

County

Canadian County

Type

Ranches, Farms, Residential Property, Commercial, Horse Property

Latitude / Longitude

35.5252 / -98.148

Taxes (Annually)

1551

Dwelling Square Feet

1320

Bedrooms / Bathrooms

3 / 2

Acreage

30

Price

\$330,000

Property Website

<https://greatplainslandcompany.com/detail/canadian-county-30-canadian-oklahoma/61852/>



PROPERTY DESCRIPTION

The Canadian County 30 is a 100% turn key livestock property with an immense amount of improvements that could easily horses, cattle, sheep, goats, pigs or any other type of animal you would like to raise. The property rest just off of Interstate 40 and has incredible access to the Oklahoma City Metro Area. The property has direct paved access to Maple Schools which is 1.5 miles from the property and is 2.25 miles from the Calumet exit on Interstate 40. The property has Maple Rural Water and is powered by CK Energy with 3 separate meters on the acreage. The property consists of 30 acres of well established and maintained Bermuda grass, great perimeter and cross fencing, a .5 acre pond, and a 1,320 sq/ft 3 bedroom 2 bathroom manufactured home that was built in 2013. The livestock improvements include a 40' x 100, free-span barn with spray foam insulation, concrete floors, with a 30' x 100' enclosed and insulated lean-to that provides shelter to 4 outdoor runs. The 40' x 100' barn is connected to a 15' x 160' barn that is spray foam insulated with concrete floors and has a 20'x 160' lean-to that provides shelter to 8 outdoor runs. There is also a 35' x 80' spray foam insulated barn with concrete floors that has a 20' x 80' attached lean-to that provides shelter to 4 outdoor runs. All of the above mentioned buildings are wired with electrical plug-ins and lights and all of the runs have automatic waterers. The tract also has a 30' x 60' covered area that is currently set up as the handling facility, the property also has a 30' x 100' three sided barn that has 10 small runs and the remaining balance of the structure is used for equipment storage. If you're looking for a turn key livestock facility that boasts incredible access this is your property!

To schedule a showing contact Trey Percy with Great Plains Land Company via call or text at [\(405\) 545-0985](tel:4055450985).

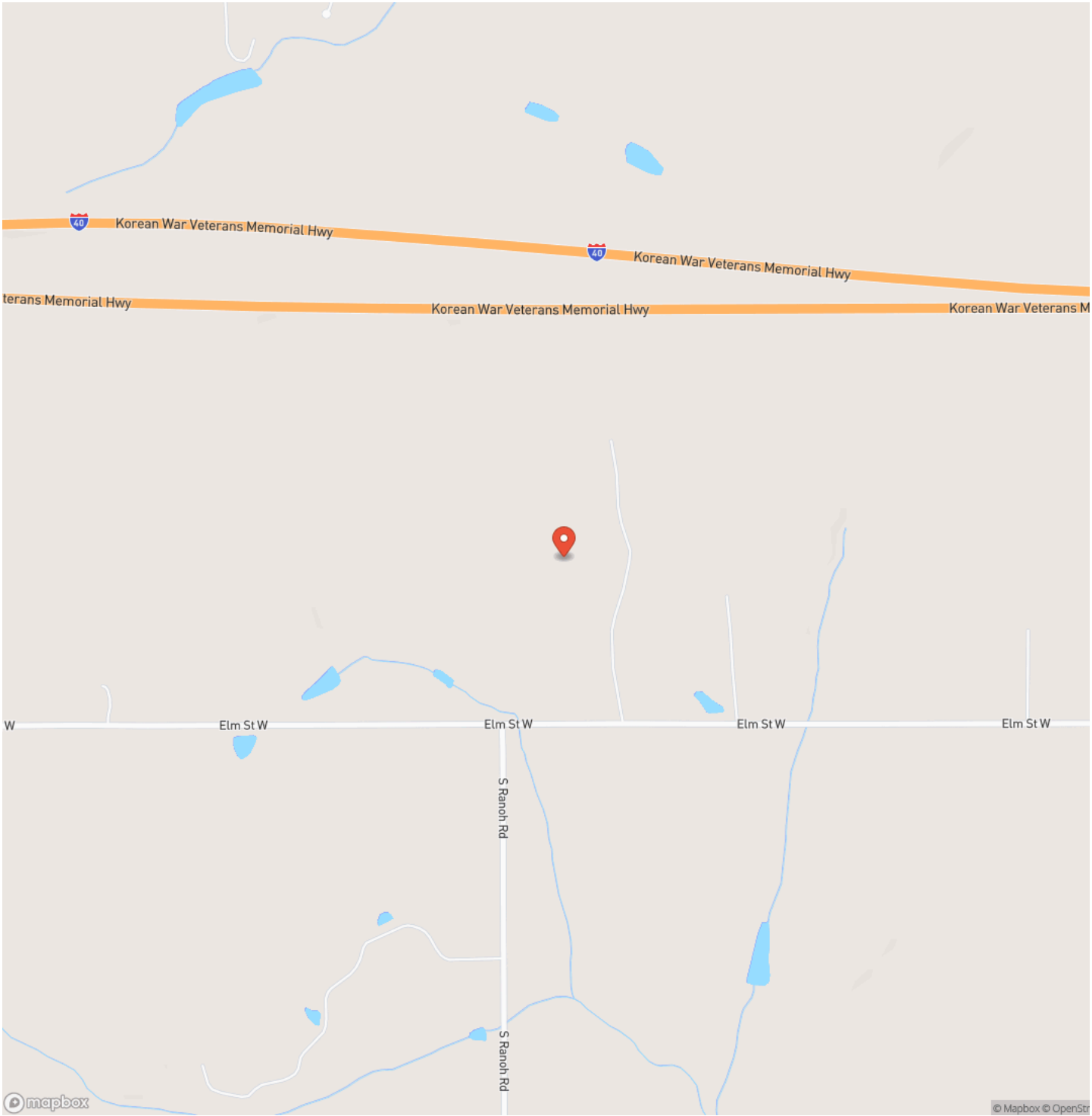
11 miles from El Reno, Ok

24 miles from the Oklahoma City Metro Area

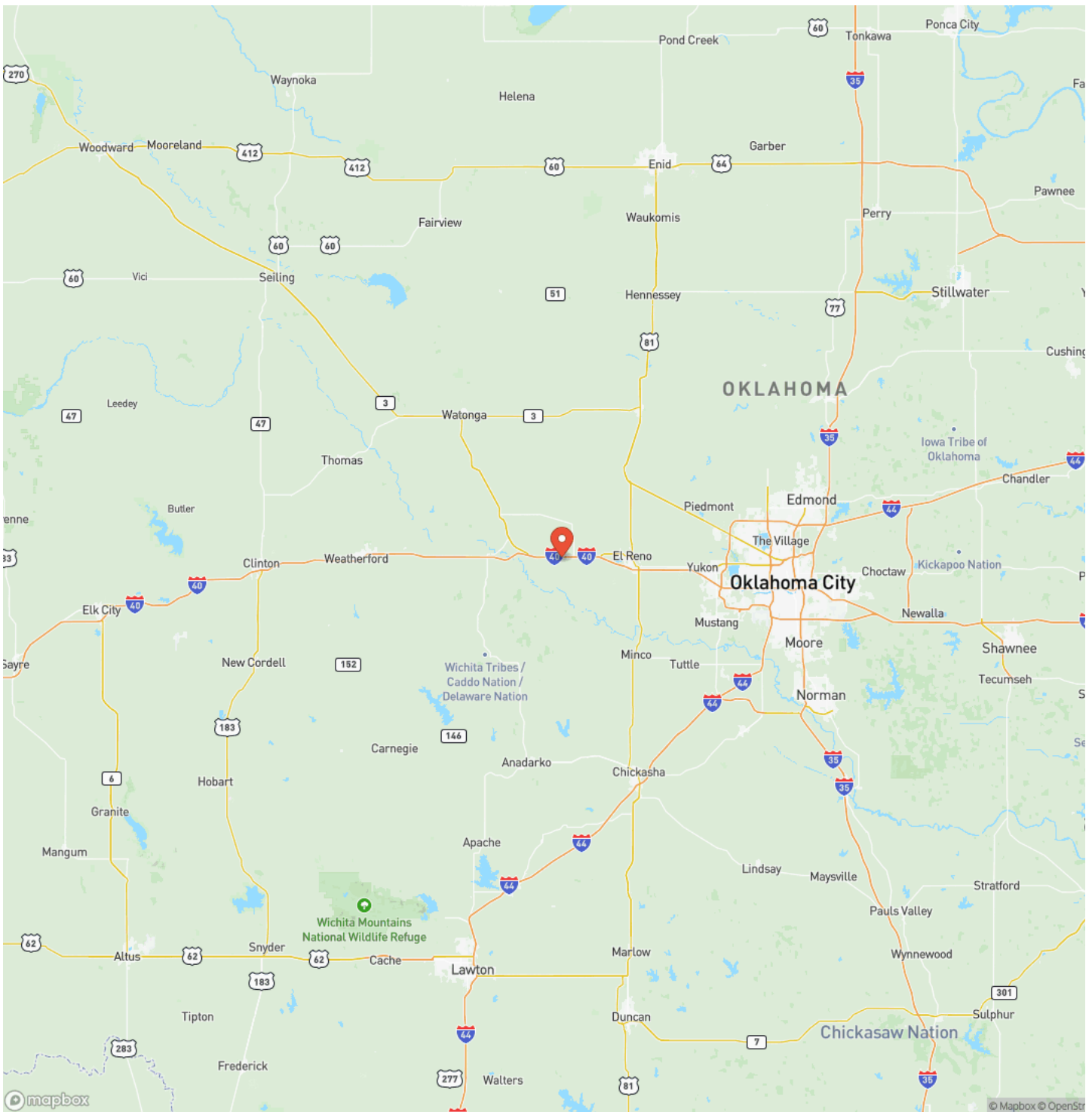
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Percy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

Hinton, OK 73047

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.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

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