

Horse/Cattle Ranch For Sale
 3,800 SF MOL House
 6,000 SF MOL Barn
 115 Acres MOL
 Sales Price: \$999,900
PRICE REDUCED!



Box 228 N. County Road 3260

Wynnewood, Oklahoma 73098

PROPERTY HIGHLIGHTS

- Full Functioning Ranch
- Ergonomically Set-Up to be Run by Very Few People
- Feed Lot Pens for 200-500 Feeder Cattle & 30 Head of Cow/Calf Pairs
- 1 Swimming Pond right off the Residence & 3 others for Watering
- Free to Build anything wanted on Land with No Building Permits or Inspections Required
- City Water, Co-op Electric & Septic Sewer (No Gas)
- Over \$200,000 in Metal Horse Fencing Around the Property
- Main Portion of the House has 12" Concrete to Stand Up to Severe Weather with Storm Shelter as Well
- Barn has 14 Horse Stalls



LAND IN ACRES	115 ACRES MOL
ZONING	AA
HOUSE SF	3,800 SF MOL
BARN SF	6,000 SF MOL
2013 TAXES	\$1,169.00

www.naisullivangroup.com

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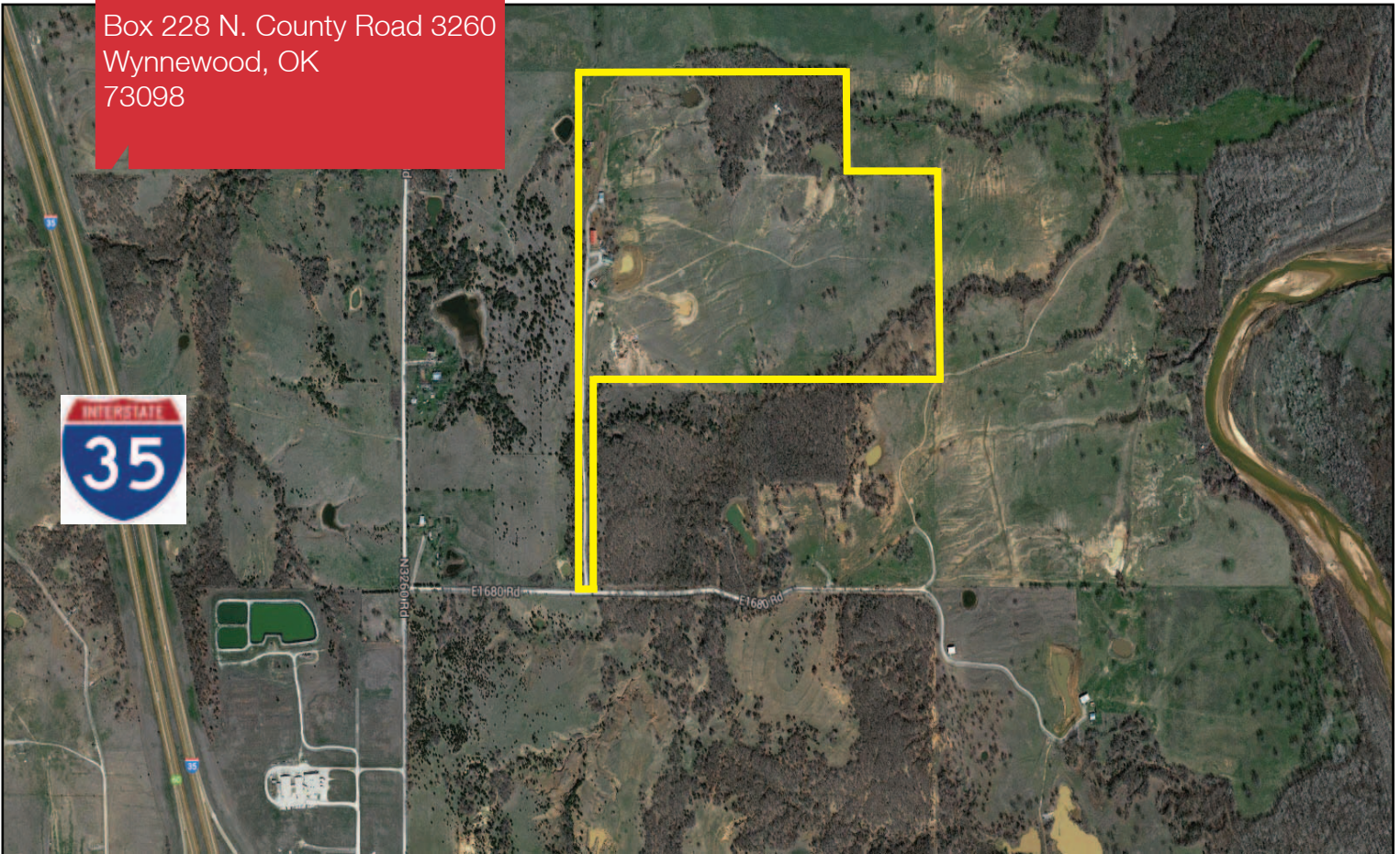
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Box 228 N. County Road 3260
Wynnewood, OK
73098



DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
736	14,358	34,392

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$68,007	\$58,910	\$50,179

Total Households

1 Mile:	3 Mile:	5 Mile:
271	5,407	13,218

LOCATION HIGHLIGHTS

- 1 Hour from Downtown Oklahoma
- Minutes off I-35, yet feeling of total seclusion
- Casino in Davis, OK is 4 Miles South



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