

Listing name: The Bluff

Total acres: 91.46

Region: Central, OK

County: Seminole

Address: City Limits of Wewoka, OK CR3650, Wewoka, OK 74884

Tax Parcels: 799919008008305500 / 19008008309600

Legals: Located in the SW4 in Section 19, T8N, R8E all in Seminole County, Oklahoma

Zoning: Rural Agriculture

Taxes: \$217

Primary Use: Ranching, hay production

Hay production: yes

Water / Stock ponds: 2 ponds

Live water sources: no

Public water sources: tbd

Water wells: unknown

Average rainfall: 40"

Growing season: 250 days

Pastures: Native:

Types of grass: Blue stem, Bermuda

Timbered acres: 40+/-

Currently used as: hay production, est. 140 bales per year, per cutting

Used in past as: recreation & livestock

Pastures: 2

Pastured acres: +/- 50

Working pens: yes

Entry: 2 gated entryways on CR3650, paved

Access: CR3650 makes up the west property line, Highway 59 borders part of the south line.

Utilities: public electric along both highways

Barn: 2 loafing barns, livestock pen

Fencing: adequate, improvements needed in certain areas.

Timber: cedar, oak, pecans

Notes: This property is relatively flat in topography that would make great home sites or a homestead. Property can be separated depending on offers.

Located within the city limits of Wewoka.

Schools: Wewoka

Wildlife / Recreation

Wildlife: whitetail deer, small game, coyote

Habitat features: the ranch offers good hunting with primarily deer. Areas for food plots and feeders can easily be established.

Key features

Private

Public electric power

Livestock pastures

Ease of commute to Wewoka, inside the city limits

Home sites

List Price: \$434,340 no minerals available

For a private showing or for more information please contact:

Stacy Callahan

Managing Broker for Oklahoma

Managing Broker for Louisiana

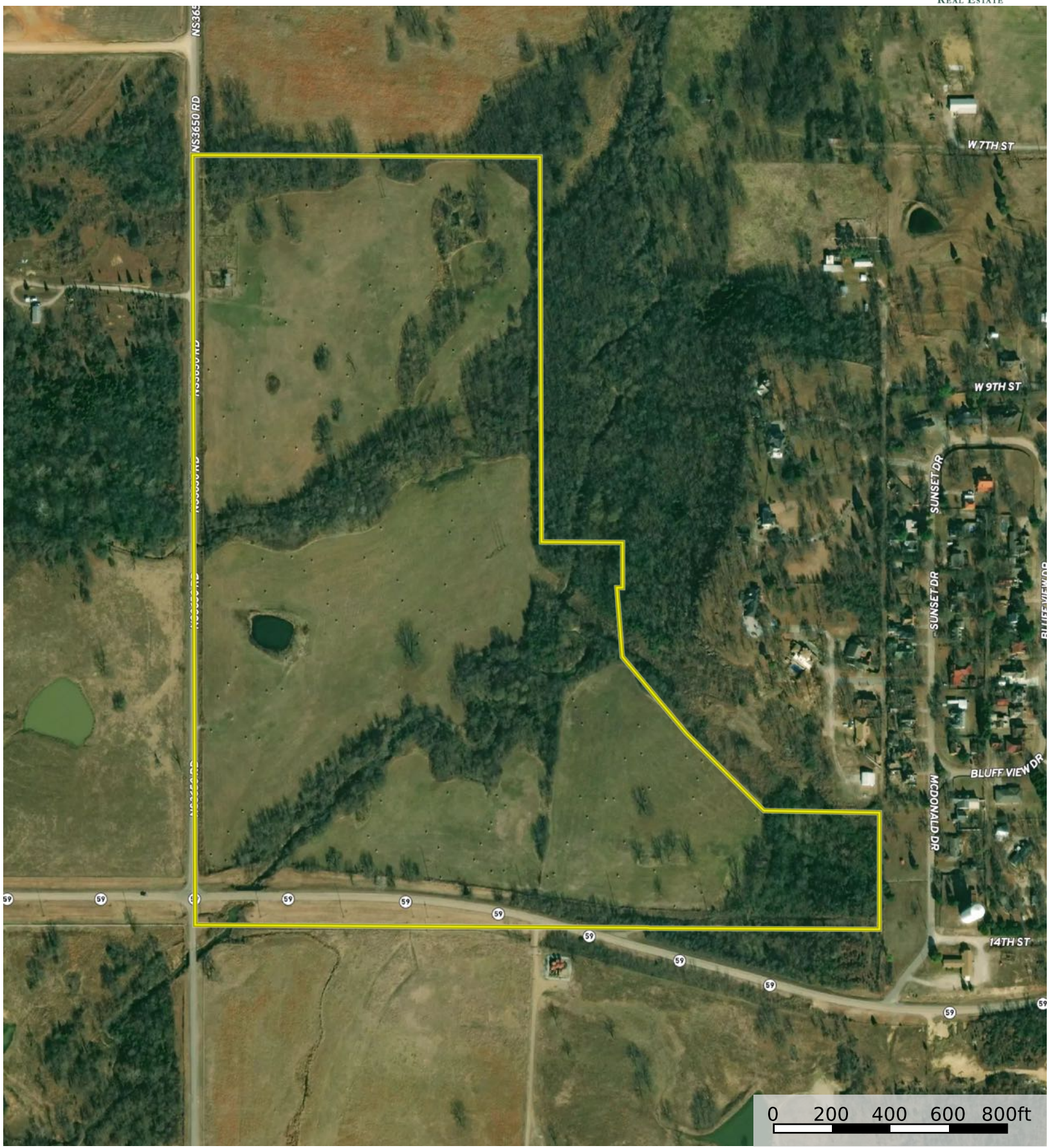
Licensed in Arkansas and Kansas

918-710-0239

Callahan@HaydenOutdoors.com



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 Boundary 1

Owner Information
CURRY DAVID

115 W 4TH
WEWOKA, OK 74884-0000

Property Address

Building No.
5660

Account Number
670005817

Sub Name: T008-R008

Lot: Block:

Area Name: UNPLATTED TWP-RNG

Section 19 Township: 08N Range: 08E

Taxable Market		Assessed Value
Land	\$8010	\$961
Improved	\$722	\$87
Mobile	\$0	\$0
Total	\$8732	\$1048
Exemptions		\$0
School District 102	Net Assessed	\$1048
School Levy	Estimated Taxes	\$121.66

Land Information				
Land Use: Rural Ag				
Lots	Acres	SF	Width	depth
0	55.46	0	0	0
Description Acres				

Miscellaneous Structures				
Description	Yrblt	LxW	Units	
Loafing Shed	2004	34 X 12	408	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	

Sales Information

Sale Date

00000000

Grantor:

Sale Price

0

Book/Page

0/0

\$/SF

0

Sale Date

00000000

Grantor:

Sale Price

0

Book/Page

0/0

\$/SF

0

Sale Date

00000000

Grantor:

Sale Price

0

Book/Page

0/0

\$/SF

0

Serial No.

Make

Tag No.

LxW x

Mobile Home Information

Building Elements									
Type	N/A								
Style	N/A								
Design	N/A								
Quality	N/A							Interior Finish	N/A
Condition	N/A								
Roof	N/A							N/A	
Exterior Wall	N/A							N/A	
Foundation	N/A							Fireplace	N/A
Heat	N/A							Air	N/A
Beds	0							Baths	0
								Total Rooms	0
Garage	N/A							Garage SF	0
Porch	N/A							Porch SF	0
Basement	N/A							Basement SF	0
Year Built	0							Eff Year Built	0
Square Footage	0							Year Remodeled	0
Commercial Elements									
Stories	N/A							Story Height	00
Units	0							Rent	000
Class Description	N/A								



Legal Description

0000-19-008-008-3-096-00 - BROWN TWP 19-8-8 LOT 4 (OR SW SW) & SE SW LESS BLUFF VIEW ADDN & LESS TR BEG AT PT WHERE S LN NE SW INTRCTS W/W LN BLUFF VIEW ADDN X W 880' X S 148'

Owner Information CURRY DAVID	
115 W 4TH WEWOKA, OK 74884-0000	
Property Address	

Building No. 15773	Account Number 670015650
Sub Name: LANDS TO WEWOKA Lot: 008 Block: 008	
Area Name: WEWOKA SUBS	
Section 19	Township: 08N Range: 08E

Taxable Market		Assessed Value
Land	\$5577	\$669
Improved	\$577	\$69
Mobile	\$0	\$0
Total	\$6154	\$738
Exemptions		\$0
School District 204	Net Assessed	\$738
School Levy	Estimated Taxes	\$94.12

Land Information				
Land Use: Urban Ag				
Lots	Acres	SF	Width	depth
0	36	0	0	0
Description Acres				

Miscellaneous Structures				
Description	Yrblt	LxW	Units	
Loafing Shed	2000	30 X 12	360	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	
N/A	0		0	

Sales Information	
Sale Date 20020426	Sale Price 75000
Grantor: BURTON ROBERT & CLAIRE	Book/Page 2452/6
	\$/SF 0
Sale Date 00000000	Sale Price 0
Grantor:	Book/Page 0/0
	\$/SF 0
Sale Date 00000000	Sale Price 0
Grantor:	Book/Page 0/0
	\$/SF 0
Mobile Home Information	
Serial No.	
Make	
Tag No.	
LxW x	

Building Elements									
Type	N/A								
Style	N/A								
Design	N/A								
Quality	N/A	Interior Finish N/A							
Condition	N/A								
Roof	N/A	N/A							
Exterior Wall	N/A								
Foundation	Fireplace N/A								
Heat	N/A	Air N/A							
Beds	0	Baths	0	Total Rooms 0					
Garage	N/A		Garage SF 0						
Porch	N/A		Porch SF 0						
Basement	Basement SF 0								
Year Built	0	Eff Year Built	0	Year Remodeled 0					
Square Footage	0								
Commercial Elements									
Stories	N/A	Story Height	00	Perimeter 0000					
Units	0	Rent	000						
Class Description	N/A								



Legal Description

7999-19-008-008-3-055-00 - LANDS TO WEWOKA 19-8-8 LOT 3 OR NW SW TOTAL 36.00 AC M/L