



**AMERICAN
LEGACY
LAND CO**

FOR SALE

SCENIC RANCH

Wagoner County, OK

180 +/- Acres

OFFERED AT:

\$1,275,000

ABOUT THIS PROPERTY:

Here's an extremely diverse ranch in Wagoner County, Oklahoma! Wheeler Ranch is 180 scenic acres of timber, pecan orchard, livestock pasture, two ponds, multiple residences, scenic Bull Creek, and multiple possible income opportunities. There are two homes on this acreage. The main residence (2018) is a 3,262 ft 4 BDR 3-1/2 BA home, a second residence (1992) is a 1,836 ft 3 BDR 1-1/2 BA home. There are multiple outbuildings including a large 69 x 70 barn, 40 x 20 carport, 14 x 69 RV shed, and two equipment shelters. Each home has its own storm shelter.



More About this Property:

There are multiple ROI opportunities, if desired, including a historical commercial pecan business. Over 300 pecan trees are spaced in clusters throughout the property and are still producing, which provide a potential income stream, or just for enjoying these mature tree's beauty! A second income stream exists with the option of renting one of the residences, or just retain for visitors and family. Lastly an income stream exists with livestock and hay production from the pasture areas.

Wildlife is plentiful with deer sign in abundance. Pasture is fenced and cross-fenced, while water is provided to livestock and wildlife by two ponds and scenic Bull Creek which splits the property from NE to SW. The edge of the large pond has been kept manicured leaving easy access for fishing. Bull Creek (see pics) provides a solid bottom with associated rock ledges which can be used for family recreation including picnics, floating in the water, or just hanging out and cooling off. A rock bottom crossing allows access to the western portion of the acreage via UTV or 4WD vehicle. Access to the western side is also available via metal gate off paved S 220 Rd.

Privacy is afforded as the property is on a dead-end road just 1.5 miles off paved road. Loads of amenities, several potential ROI opportunities, scenic Bull Creek, and easy access make this ranch a rare offering on the market. Only 10 miles to Wagoner, Oklahoma and 45 minutes easy access to Tulsa!

Directions: From Intersection of Muskogee Turnpike and Highway 51 East of Coweta: East on Highway 51 for +/- 7.4 miles, North on N4240 (240Rd) for 5 miles, West on 680Rd for 1.5 miles, property on right. (36.03186,-95.48531). Do not use address for driving directions.

Legal Description: 15-18-17 SW; E/2 S2S2 Wagoner County, OK 180 +/- acres

Address: 22467 E 680 Rd Wagoner, OK 74467

Taxes: (2023) \$4293

Income Potential: Livestock, Lease for Hunting, Hay, Rent One of the Residences, Pecans

Available for 2024

FEATURES:

- 180 +/- Acres
- Two residences
- Multiple outbuildings
- Ponds and stream
- Livestock pasture
- Income potential

**WAGONER COUNTY,
OKLAHOMA**



Boundary Center: 36° 2' 10.13, -95° 29' 20.95

0ft 640ft 1280ft



Maps Provided By:



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15-18N-17E
Wagoner County
Oklahoma



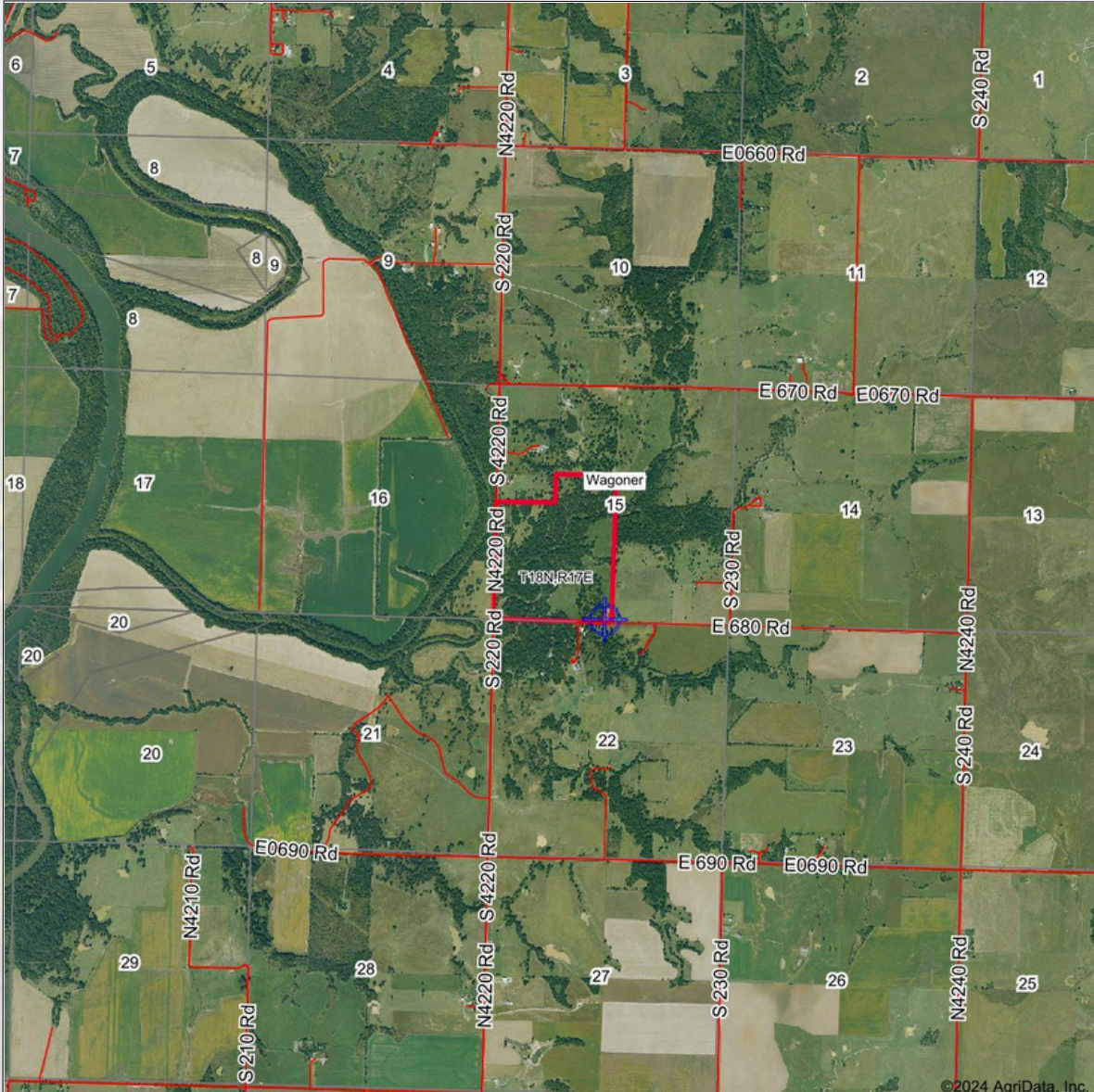
8/9/2024



**HELPING YOU BUY
AND SELL LAND**



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Boundary Center: 36° 2' 10.13, -95° 29' 20.95

0ft 3483ft 6966ft



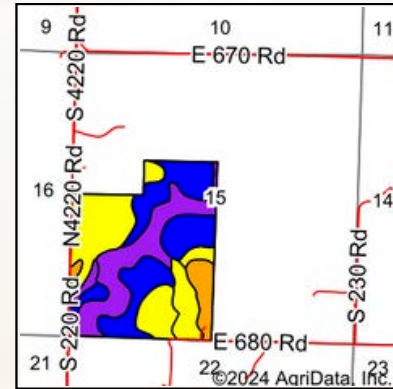
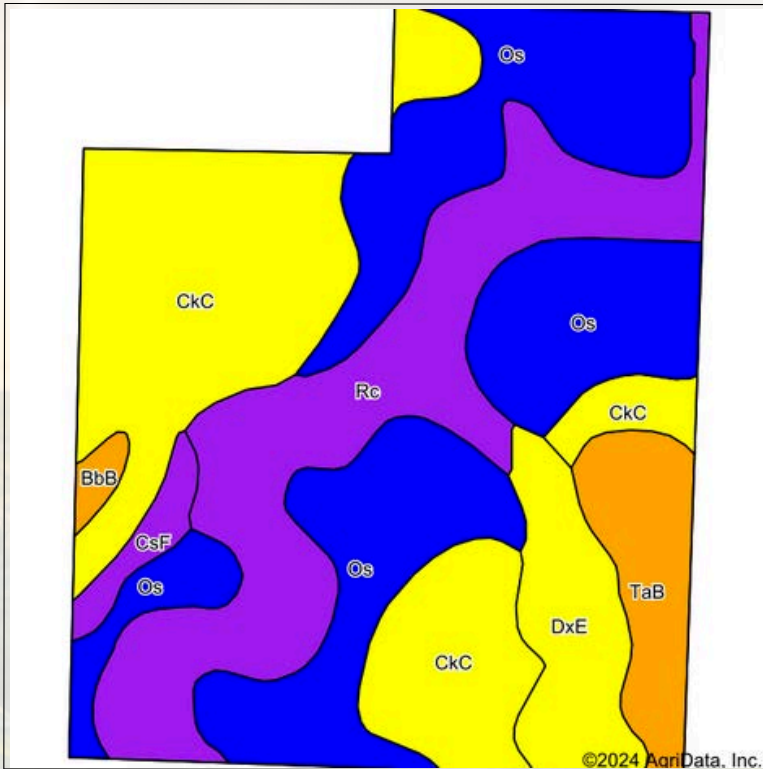
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15-18N-17E
Wagoner County
Oklahoma



8/9/2024





State: **Oklahoma**
 County: **Wagoner**
 Location: **15-18N-17E**
 Township: **Wagoner**
 Acres: **180**
 Date: **8/9/2024**



Soils data provided by USDA and NRCS.

Area Symbol: OK145, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Os	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	61.26	34.0%		IIw	7282	47	44	46	42	35
CkC	CowetaBates complex, 3 to 5 percent slopes	50.79	28.2%		IVs	3926	44	42	41	35	41
Rc	Radley silt loam, 0 to 1 percent slopes, frequently flooded	39.72	22.1%		Vw	8000	61	57	57	59	23
DxE	DennisRadley complex, 0 to 15 percent slopes	12.71	7.1%		IVe	5894	67	65	59	62	54
TaB	Taloka silt loam, 1 to 3 percent slopes	11.10	6.2%		III _s	4889	63	54	57	61	63
CsF	Coweta stony fine sandy loam, 5 to 30 percent slopes	3.09	1.7%		VI _{ie}	3360	21	20	21	17	16
BbB	Bates fine sandy loam, 1 to 3 percent slopes	1.33	0.7%		III _{ie}	4911	48	46	46	42	48
Weighted Average					3.52	6163.1	*n 51.2	*n 48	*n 48.2	*n 45.9	*n 36.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



AMERICAN LEGACY

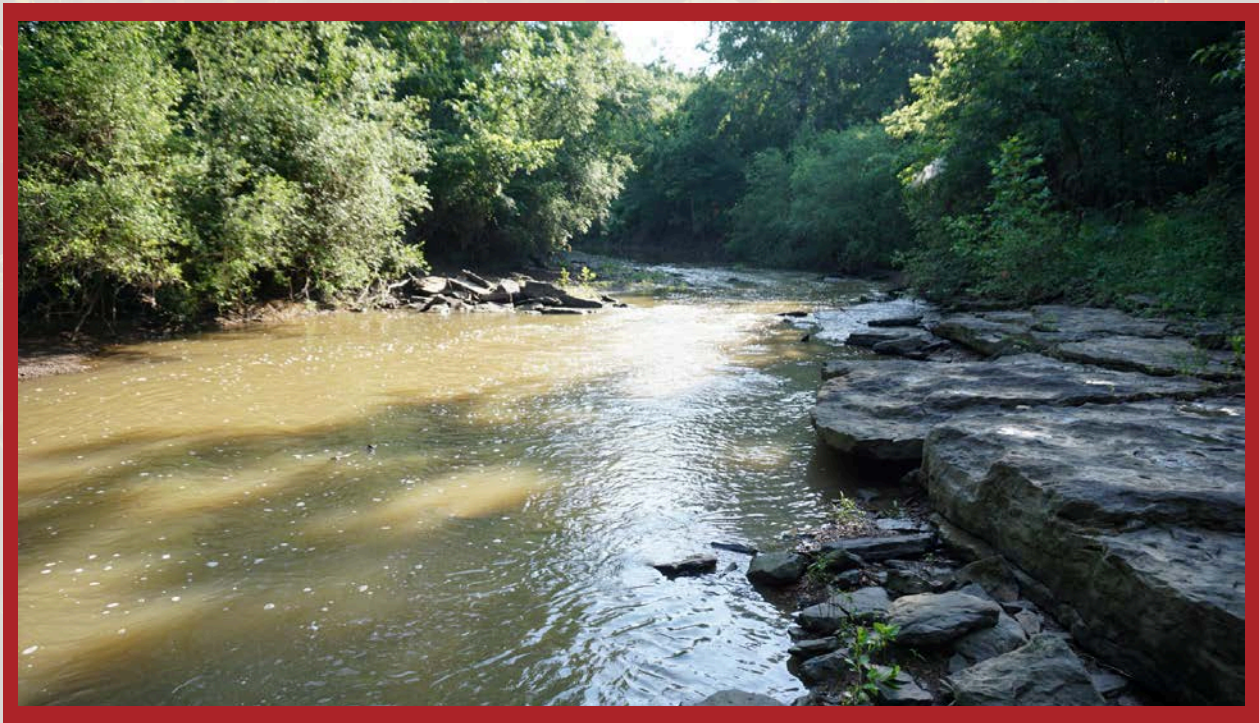
LAND CO



AMERICAN
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- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





**AMERICAN
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**COMMITTED • DETERMINED
TRUSTED**



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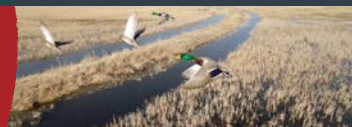
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About the Agent:

Don Eubank understands the hard work, challenges, and rewards that come with land ownership. Raised in Santa Anna, Texas, Don grew up working on the family ranch and dairy farm. His father was a real estate broker specializing in rural properties so, from a young age, Don learned the value of land ownership, the principles of land stewardship, and the strong bond that exists between land and its owners.

After obtaining a degree in Geology from Abilene Christian University and a degree in Petroleum Engineering from Texas A&M University, Don spent over 30 years in the oil and gas industry producing basins across the U.S. and internationally. Although initially involved in engineering, most of his subsequent career was spent managing oil and gas operations in a role that allowed him to build relationships with landowners on which the company had oil and gas operations. His experience in understanding and addressing landowners' concerns is a skill that Don draws on and puts to work every day at American Legacy Land Co.



A true outdoorsman, Don developed a passion for hunting and firearms at a very young age, with some of his fondest memories being associated with dove, quail, and turkey hunting in and around the family's property. Today, his hobbies include bird hunting, sporting clays, and buying, restoring, and selling firearms. Don and his wife Dena reside in Tulsa, Oklahoma.

DON EUBANK, LAND AGENT



918-200-8007



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