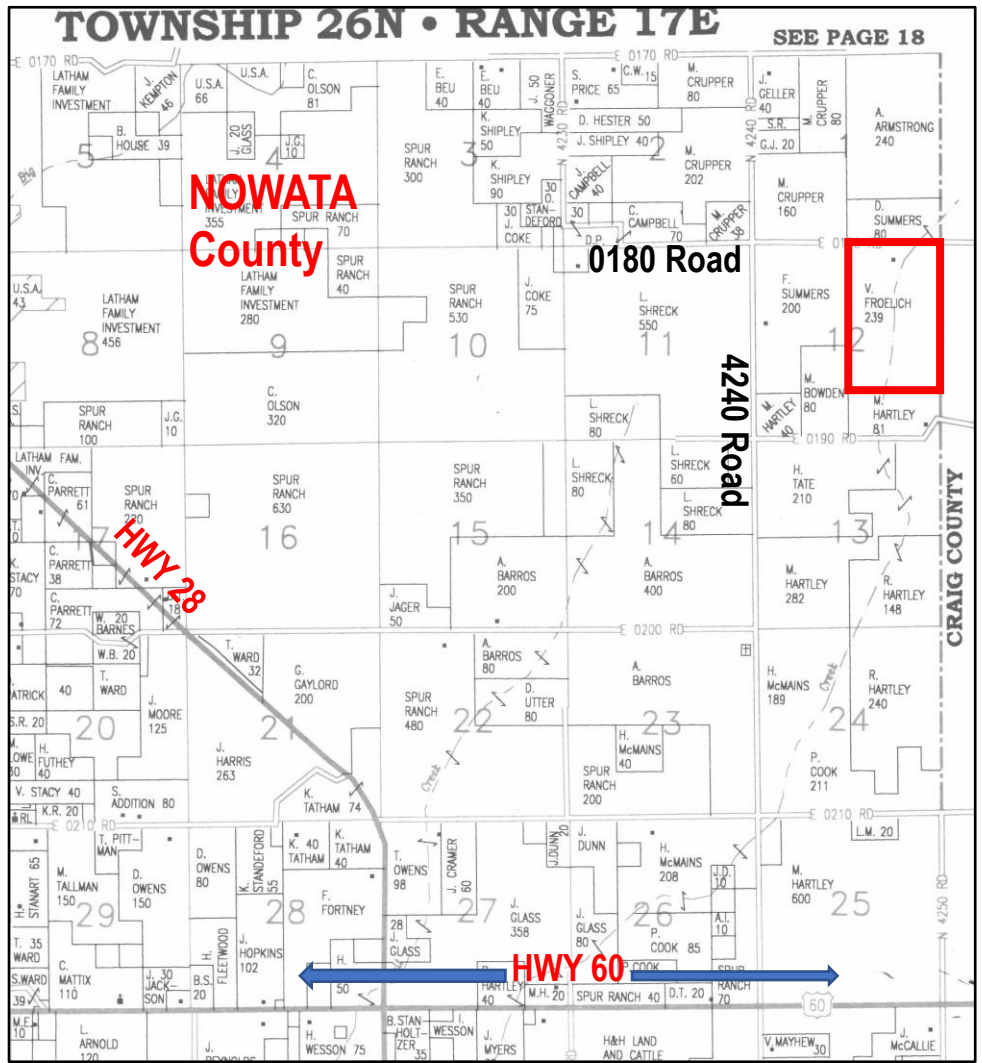


**NE4 & N2 SE4 of
12-26N-17E
Nowata County, OK
239 +/- acres**
Between Vinita & Nowata
4 miles north of Hwy 60 on
4240 road, then 1/2 mile
East on 0180 Road.
Price:\$867,000 Surface only

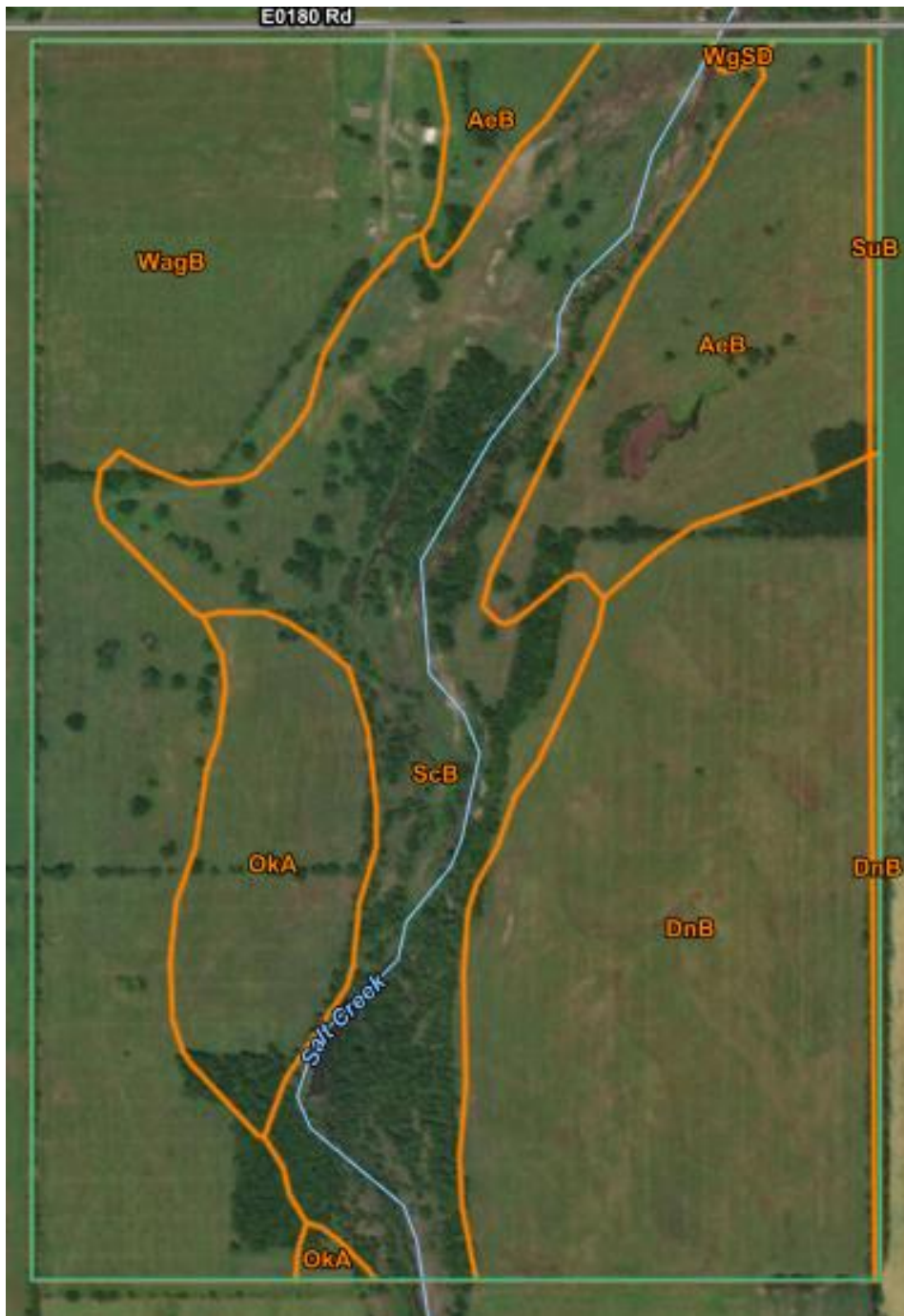


JC BARR
AUCTION & REAL ESTATE

JC Barr, Broker
405-245-7585
Jcbarrauctions.com
jakebarr1954@gmail.com



Froelich 239 +/- acres Soils Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AeB	Apperson silty clay loam, 1 to 3 percent slopes	30.1	12.8%
DnB	Dennis silt loam, 1 to 3 percent slopes	62.2	26.4%
OkA	Okemah silt loam, 0 to 1 percent slopes	17.2	7.3%
ScB	Shidler-Claremore complex, 1 to 3 percent slopes	58.7	24.9%
WagB	Wagstaff silty clay loam, 1 to 3 percent slopes	64.9	27.5%
WgSD	Wagstaff-Shidler complex, 1 to 8 percent slopes	0.3	0.1%
Subtotals for Soil Survey Area		233.5	99.0%
Totals for Area of Interest		235.9	100.0%



Entry off E0180 road



1,200 +/- sq ft. house



The grass is a mix of native, Bermuda & Fescue, mostly along the creek bottom



Salt Creek dissects the land



Three sided horse/livestock shed