

Tippens Acreage

157 Acres Northwest of Downtown Tulsa

**In cooperation with Tamara Daniel of
McGraw Realty**



Cross Timbers Land

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Acreage: 160 surveyed acres, less an approximate 3 acre highway easement. A 50 ft. easement was donated to the Botanical Gardens who in turn donated the easement for the construction of West 43rd St. North, on the south side of the property. The acreage is located in Osage County; consequently selling surface only.



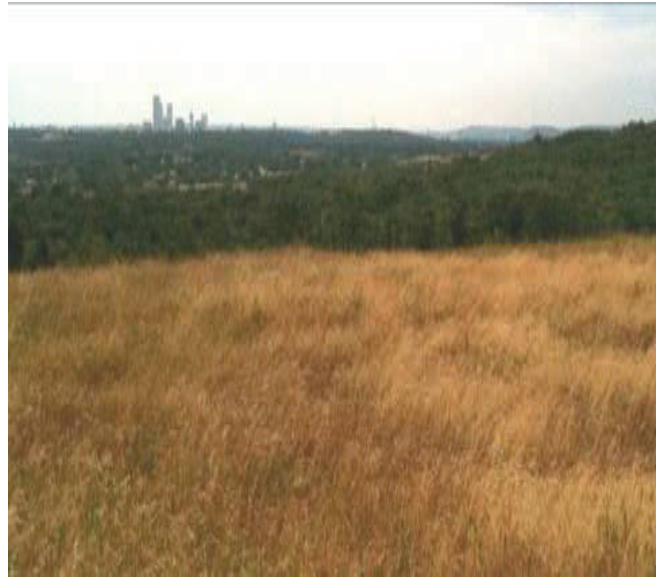
Location: SW/4 of Section 8, Township 20 North, Range 12 East which is approximately 10 minutes northwest of Downtown Tulsa in Osage County.

Address: 5171 West 43rd Street North

The Persimmon Ridge Property and the Tulsa Botanical Gardens are to the southwest and Holmes Peak is a short distance to the south.

The property is accessed from the South off of recently built 43rd Street North which connects to Persimmon Ridge, Tulsa Botanical Garden and will eventually connect to Highway 97 north of Sand Springs.





Property Description: The elevation changes from 840' to 970' on the ridge offer a breath taking view of downtown Tulsa and impressive views of the surrounding area. The tract contains approximately 50% open prairie and valley land and 50% timber which is predominately Post Oak, Blackjack and Hickory on the ridges and some larger hardwoods in the draws and valley.

The bowl like valley is as impressive as the skyline view. There are two centrally located ponds and some wet weather streams. The streams have several spring fed areas and traverses the central part of the acreage from south to north and exit in the northwest corner.

Easements and Oil Production: There are currently 3 wells located in the northeast portion of the tract and a pipeline easement traverses from the central southwest area to the northwest corner and can be noted on the topographical map.





Water and Utilities: The pond and stream have previously been mentioned and Rural Water District 15 recently constructed a 12” pipeline on the north side of 52nd Street that when operational, would provide water via an under road bore from the North. There is a 10” water line near the Southeast corner that is supplied by the City of Tulsa.

Property Potential: The potential for a well located acreage, only minutes from downtown Tulsa, is almost unlimited.

The natural beauty and “character” of the tract go much further than the breathtaking view of downtown Tulsa. The tranquil and peaceful valley in the middle of the acreage can easily remove you from the busy metropolitan area only minutes away. The wildlife population only enhances the value.

A new owner could explore several tax advantages and tax credits that might be of interest. Putting the land under a conservation easement with no or limited development could offer some attractive tax credits while the land should qualify as special Indian Land and be eligible for Federal Accelerated Tax Depreciation

Price: **\$1,350,000** **Any division would be subject to the size and location of the acreage**

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