

# LAND FOR SALE



## Highlights:

- Premium residential development potential
- Several ponds offer desirable waterfront property
- Caney Valley School District
- Will divide

L-2100235

*Offered at \$6,500 Per Acre \*Except for Tract 3\**

For additional information, please contact:

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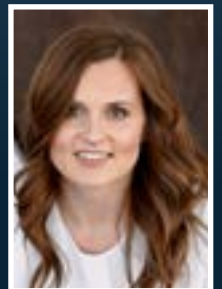
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# Property Information

**Property Location:** The property is located just south of Bartlesville, Oklahoma.

**Legal Description:** Part of Sections 21 and 22, Township 25N, Range 13E, Washington County, Oklahoma. Contact agents for a complete legal description.

**Property Description:** Beautiful rolling ranch property with scenic views and ponds. Prime development potential immediately outside of Bartlesville and within commuting range of Tulsa.

**2020 Taxes:** \$448.00

**Price:** Tracts (1,2,4,5,6,7,8,9) are \$6,500 per acre.  
Tract 3 is \$20,000 per acre.

# Property Location Map



# Aerial Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.