

UNDER CONTRACT



Hay Meadows and Grazing Pasture with Highway 28 Frontage

386.17 +/- Acres (\$6,000/acre) | Mayes County, OK | \$2,317,000



ADDRESS

745 E. Main Street
Adair, OK 74330

LOCATION

P.O.B. Intersection of Hwy 69 and Hwy 28 (Main Street) in Adair. Go 1.2 miles to driveway on right.

Property is located at the southwest corner of Highway 28 and N. 4360 Road.

Property is located at the northwest corner of E. 410 Road and N. 4360

PROPERTY SUMMARY

Gorgeous meadows for hay making and grazing pasture with a lovely home site on a little hill overlooking 386.17 acres m/l of gently rolling pastureland with creeks and ponds. Bring horses cows, or other livestock. Grassland consists of native grasses and Bermuda grass. Build a luxury home, country estate, hobby farm, cattle ranch, or equestrian facilities. This acreage has great potential for a horse property and for residential development. While currently used as agricultural land, this property also has commercial development potential along the paved road. Located on the south side of Highway 28 just outside of Adair on the way to the Grand Lake o' the Cherokees, this property boasts 3/4-mile of highway frontage for commercial development. Bring horses, cattle, livestock, or buy and hold this unspoiled land for future subdivision development. There are three wet-weather creeks that cross the property, connecting several ponds, and providing plenty of water for your livestock.

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