

LAND AUCTION



136.46 AC± | 2 TRACTS | KAY CO, OK

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/27/23 | AUCTION TIME: 3:00 PM

AUCTION LOCATION: ON-SITE

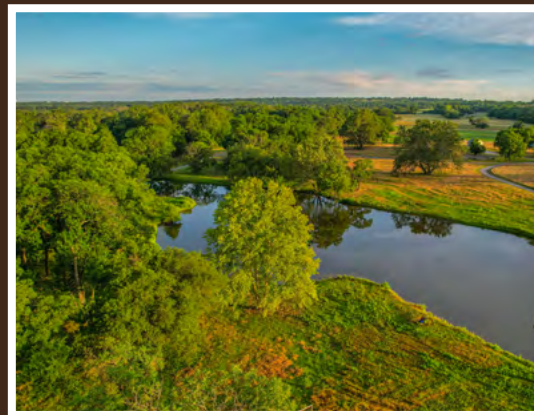
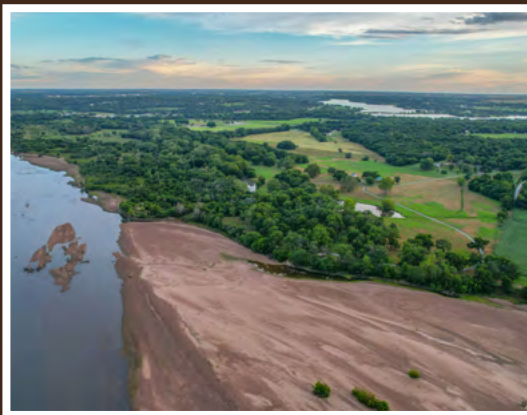
500 S PRENTICE | PONCA CITY, OK 74604

Truly a one-of-a-kind opportunity to own a completely renovated and updated custom home with some of the finest Arkansas River acreage available in this area. Upon entering the main gate, you are immediately welcomed by the large home sitting atop the hill overlooking the hay meadow, thick mature timber, and the Arkansas River bottoms. Walk in the front door of the home, and the newly renovated farmhouse styles become clear while you walk through the living room, into the kitchen, and gradually make your way back to the large master suite at the back of the home. Out the back doors off the living room is a large patio area with a swimming pool, and some of the most beautiful views you will find in this part of the state. There is even a pool house around the back side providing even more space to entertain family and friends. Take the paved road drive down into the acreage and you will pass a storage building and large pole barn, and eventually make your way to the camp/picnic spots with bathrooms, cabana, and access to the beautiful river. Driving even deeper into the acreage and you'll find beautiful large mature timber and habitat for you to hunt the local whitetail and turkey that call this area home. After making your way through the whole property, we think you'll agree that this is a truly unique opportunity, and one that you won't want to pass up.



TRACT 1: 8.66 ACRES

The smaller of the 2 offerings, Tract 1 provides the perfect place to call home with the custom home that has just been completely renovated and updated with a new clean farmhouse feel. The home is 4,743 square feet and offers 3 beds and 3.5 baths, including a large his and her closet/bathroom combo in the master suite. The large living area provides plenty of space to entertain family and friends, and even more space on the back patio providing plenty of space to spill over for those larger events. There is a beautiful pool already in place to enjoy those warm summer days, and a pool house below for even more space. The kitchen has a large island, 2 large refrigerators and other upgraded appliances. The views out the kitchen windows are also second to none. If you are looking for a quiet home in the country on some smaller acreage, this property is guaranteed to fit the bill.



TRACT 2: 127.8 ACRES

For those outdoorsman/outdoorswomen out there, Tract 2 offers all of the outdoor recreational opportunities you could possibly desire. The acreage has been managed for decades and has been utilized as a great place for family and friends to come out and enjoy all that the Arkansas River has to offer. Along the river, there have been multiple picnic sites put in with electric hookups in place, a cabana offering a great place to congregate while also being able to get out of the weather. There is even a bathroom with his & her stalls already in place, as well as plenty of space for games of all kinds including volleyball, badminton and horseshoes. A paved driveway makes accessing the property very easy. With the upgrades already in place, as well as potential for more additions, this property could be turned into an incredible place to host events, outings, weddings, or just about anything else you can think of. There is a storage building already in place offering plenty of space, as well as an open face pole barn for large equipment, and dog kennels in case you have interest in raising bird dogs. Multiple water wells are also already on-site pretty much everywhere you look throughout the acreage. The farther into the property you go, the better the habitat gets offering some great hunting opportunities for the local whitetail and turkey. This property has not been hunted in decades, so the opportunities are limitless. No matter what your intended use, you are sure to enjoy year-round opportunities whether looking for a place to sneak away for the weekend, use as a hunting property, create a business/investment opportunity, or continue utilizing as a year-round use property and make memories for a lifetime.

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