

LAND AUCTION



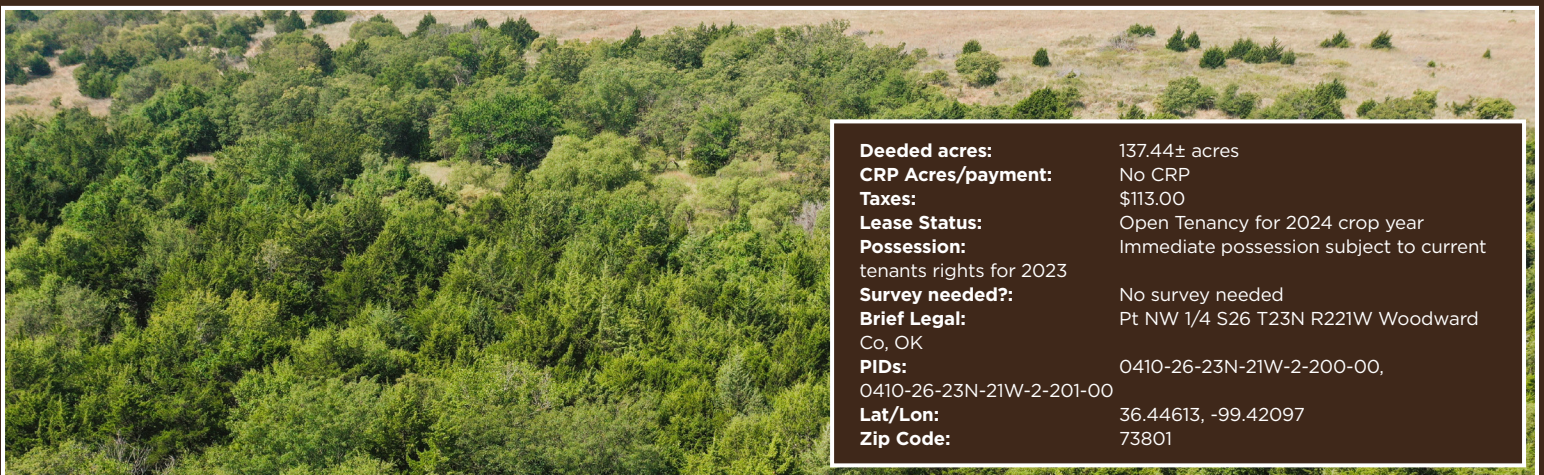
137.44 AC± | 1 TRACT | WOODWARD CO, OK

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/27/24 | **AUCTION TIME:** 3 PM CT

LOCATION: HAMPTON INN, 2814 WILLIAMS AVENUE, WOODWARD, OK 73801

Here's a beautiful home-site location in Woodward City limits! Most people that are looking to build their dream home are also looking for a "Dream Location". If that's you, this is the place! This tract lies within the northern edge of Woodward City limits. It has 1/2 mile of pavement frontage on Western Avenue and accessible to water and electric. And all of Sellers' Mineral Interest Conveys! Per Seller; there's approximately 96.6 acres of minerals. The property has a timbered Creek bottom, on the eastern side, and it's full of deer and turkey. Another great property-bonus is the potential for a buyer to build a water-table pond. The neighbors on the northern and western sides have each constructed beautiful ponds. The tract is completely fenced and gated. The property is priced to sell with motivated sellers. Don't hesitate to call Steve with any questions or to look at this beautiful property!



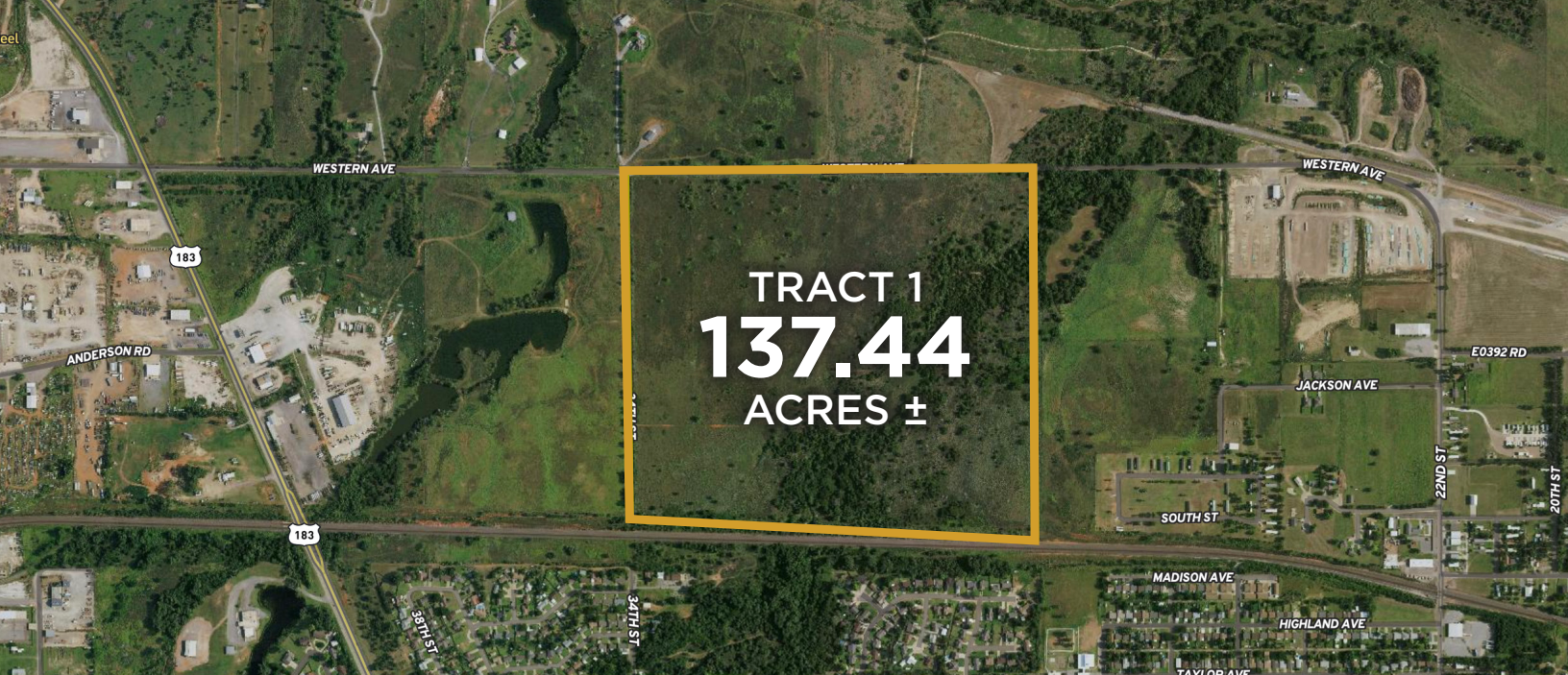
Deeded acres:	137.44± acres
CRP Acres/payment:	No CRP
Taxes:	\$113.00
Lease Status:	Open Tenancy for 2024 crop year
Possession:	Immediate possession subject to current tenants rights for 2023
Survey needed?:	No survey needed
Brief Legal:	Pt NW 1/4 S26 T23N R221W Woodward Co, OK
PIDs:	0410-26-23N-21W-2-200-00, 0410-26-23N-21W-2-201-00
Lat/Lon:	36.44613, -99.42097
Zip Code:	73801

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
STEVE PURVIANCE, AGENT: 580.571.7305 | steve.purviance@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Dean Anderson, OK Broker for Whitetail Properties Real Estate, LLC, OK Lic 159163
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Steve Purviance, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 580.571.7305

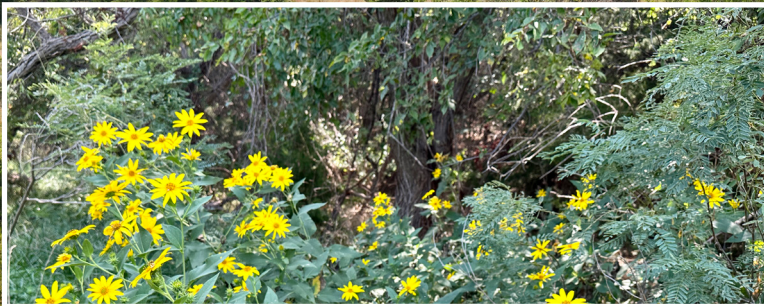


137.44 AC± | 1 TRACT | WOODWARD CO, OK

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/27/24 | **AUCTION TIME:** 3 PM CT

LOCATION: HAMPTON INN, 2814 WILLIAMS AVENUE, WOODWARD, OK 73801



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
STEVE PURVIANCE, AGENT: 580.571.7305 | steve.purviance@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Dean Anderson, OK Broker for Whitetail Properties Real Estate, LLC, OK Lic 159163
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Steve Purviance, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 580.571.7305