

LAND AUCTION



333 AC± | 5 TRACTS | LINCOLN CO, OK

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/21/24 | **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: THE RUSTY MALLARD

940415 S HWY 18, CHANDLER, OK 74834

Discover the unique possibilities available on one of the most diverse acreage opportunities available in the area. Whether you are looking for a smaller homesite location, a timbered hunting tract with excellent deer, turkey and hog hunting, or a combination farm offering the ability to run livestock, enjoy recreational opportunities, and enjoy quiet country living, this acreage offers it all. An older farm house is the perfect place to come in and make your renovations or build new and tie in the existing utilities already on-site. For those wanting to get out in the great outdoors, there are multiple creeks winding through portions of the acreage providing excellent cover and travel corridors for those fall months we all look forward to. No matter what size tract you are looking for, this acreage will offer the opportunity to start small, create combinations, or maybe you prefer the whole thing and can make this into exactly the agricultural and recreational retreat you have always wanted. Make sure to check out the individual tracts or see if a combination makes the most sense for you.

TRACT 1 DESCRIPTION: 93.93± ACRES

Excellent hunting and recreational tract with TWO creeks winding through a large portion of the acreage. Robinson Creek and Sand Creek both wind through the property and eventually join together just to the north of the property. The SW portion of the property is mainly open and could be used for a potential build site or strategically place your favorite food plot/feeder location setup. The remainder of the property is made up of creek-bottom timber and provides excellent spots to catch those cruising bucks during the peak of the rut.

TRACT 2 DESCRIPTION: 46± ACRES

Great multi-use acreage with both grass for cattle or hay production and enough timber for your favorite hunting setup for the local wildlife. A pond sets toward the center of the property offering water for wildlife and livestock. Electricity and fiber internet are available at the county road on the north side of the property if you are looking for a place to build just outside of town. This would also make a great combination tract to go along with Tract 3.

TRACT 3 DESCRIPTION: 36± ACRES

For those looking for the perfect smaller acreage tract to run cows or horses, and enjoy working on a fixer-upper, this could be the tract for you. An old farm home sits on the acreage and could be updated to fit your build criteria, or you can build new, utilizing the existing utility connections already in place from the existing home. The acreage is mostly open grass offering a great opportunity for a smaller cattle operation or use for hay production. This would also be a great combination acreage to go along with Tract 2.

TRACT 4 DESCRIPTION: 76± ACRES

Another great hunting and recreational opportunity for the outdoorsman. Sand Creek and Robinson Creek each wind through and along the ends of this tract providing excellent travel corridors, as well as access to year-round water. This mainly timbered tract will allow the buyer to come in and truly turn this property into your dream hunting acreage. A pipeline runs N-S toward the west side of the property, making this a great spot to plant your favorite food plot and set up your favorite rifle blind. Strategically place your favorite tree stand in the thick timber and you will be all set no matter what part of the hunting season you are trying to take advantage of.

TRACT 5 DESCRIPTION: 80± ACRES

Tract 5 is the only acreage that is not contiguous to the remainder of the farm, but it offers abundant opportunity of its own. Located just ½ +/- mile from Highway 99 and access to electric and fiber internet, this would make a great multi-use farm with beautiful build locations, open areas for grazing or hay production, plenty of timber and a pond providing excellent hunting and recreational opportunities. Come in and design the acreage to fit exactly what you are looking for and you will be enjoying this quiet tract for years to come.



Buyer's Premium:

5%

CRP Acres/payment:

No CRP

Taxes:

TBD

Lease Status:

No leases

Possession:

Immediate possession

Survey needed?:

If sold in separate tracts

Brief Legal:

Part N ½ S2 T12N R5E and SW ½ SE ¼ S33 T13N R6E Lincoln Co, OK

PIDs:

00000212N05E100300, 00000212N05E200100,

00000212N05E100400, 00003313N06E400200

Lat/Lon:

35.54733, -96.73986

Zip Code:

74864

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

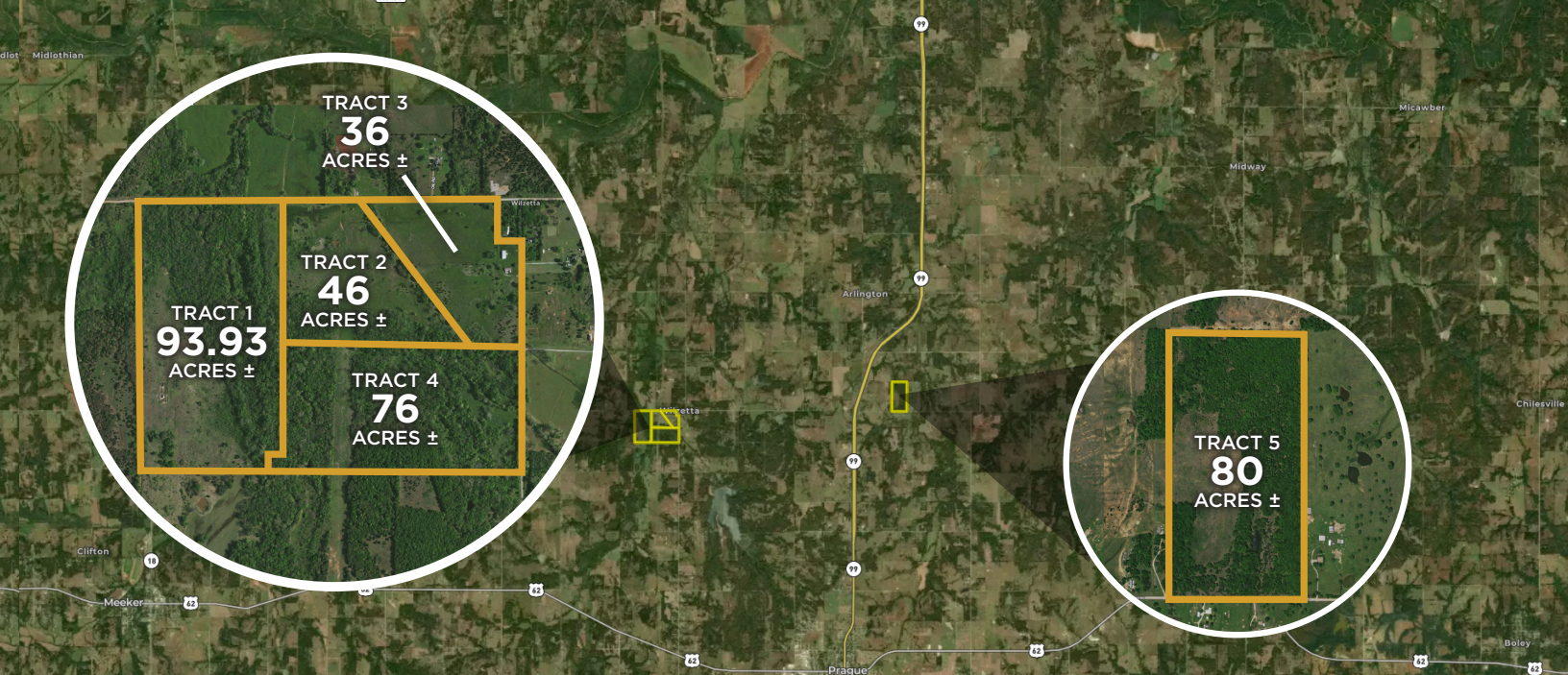
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RANCHANDFARMAUCTIONS.COM

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
Sean O'Grady, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 405.747.0284 | Abe Cabrera, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 918.408.6439

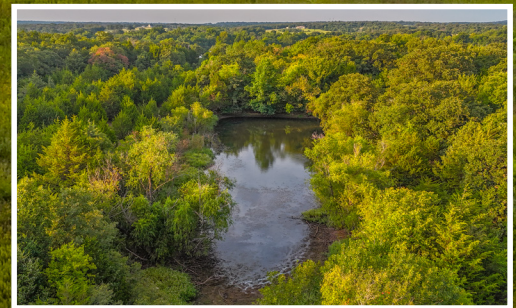
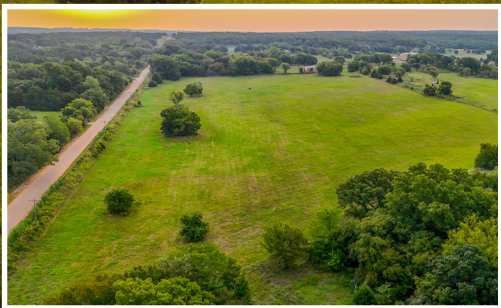
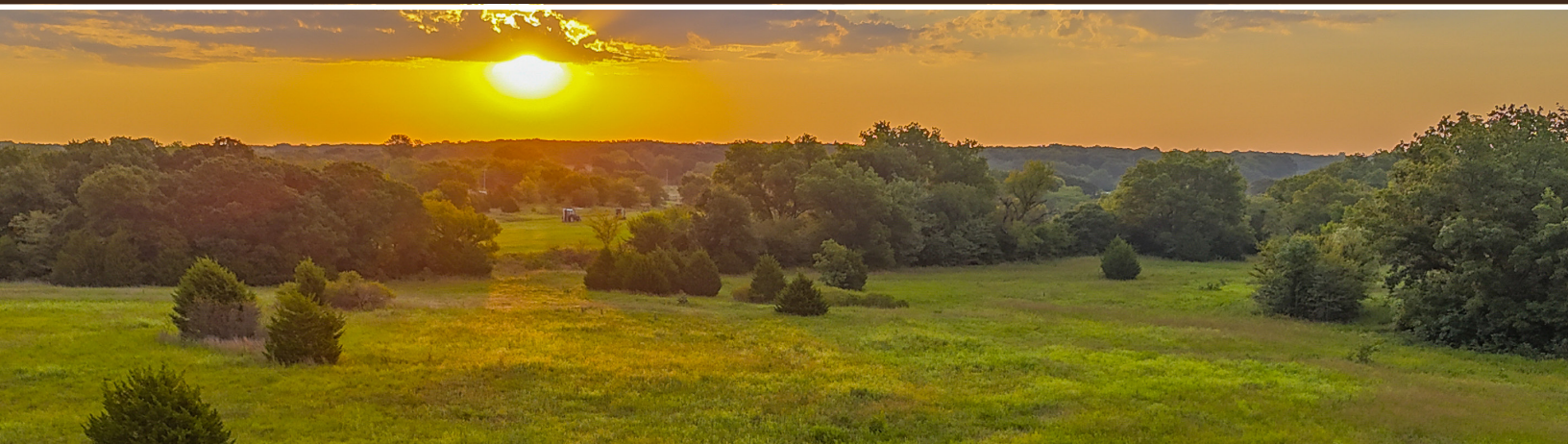


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