

REAL ESTATE AUCTION

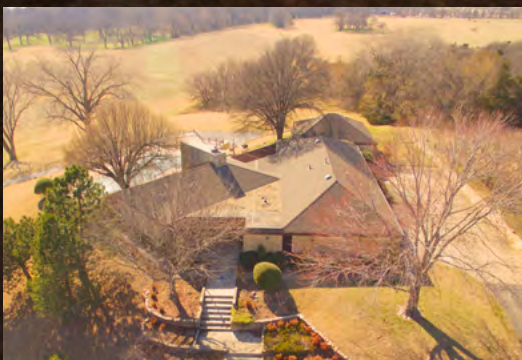
136.48 AC± | PONCA CITY, OK | 2 TRACTS



WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER



WILLIAMS & WILLIAMS®
worldwide real estate auction



AUCTION - 136.48 ACRES± - 2 TRACTS - PONCA CITY, OK

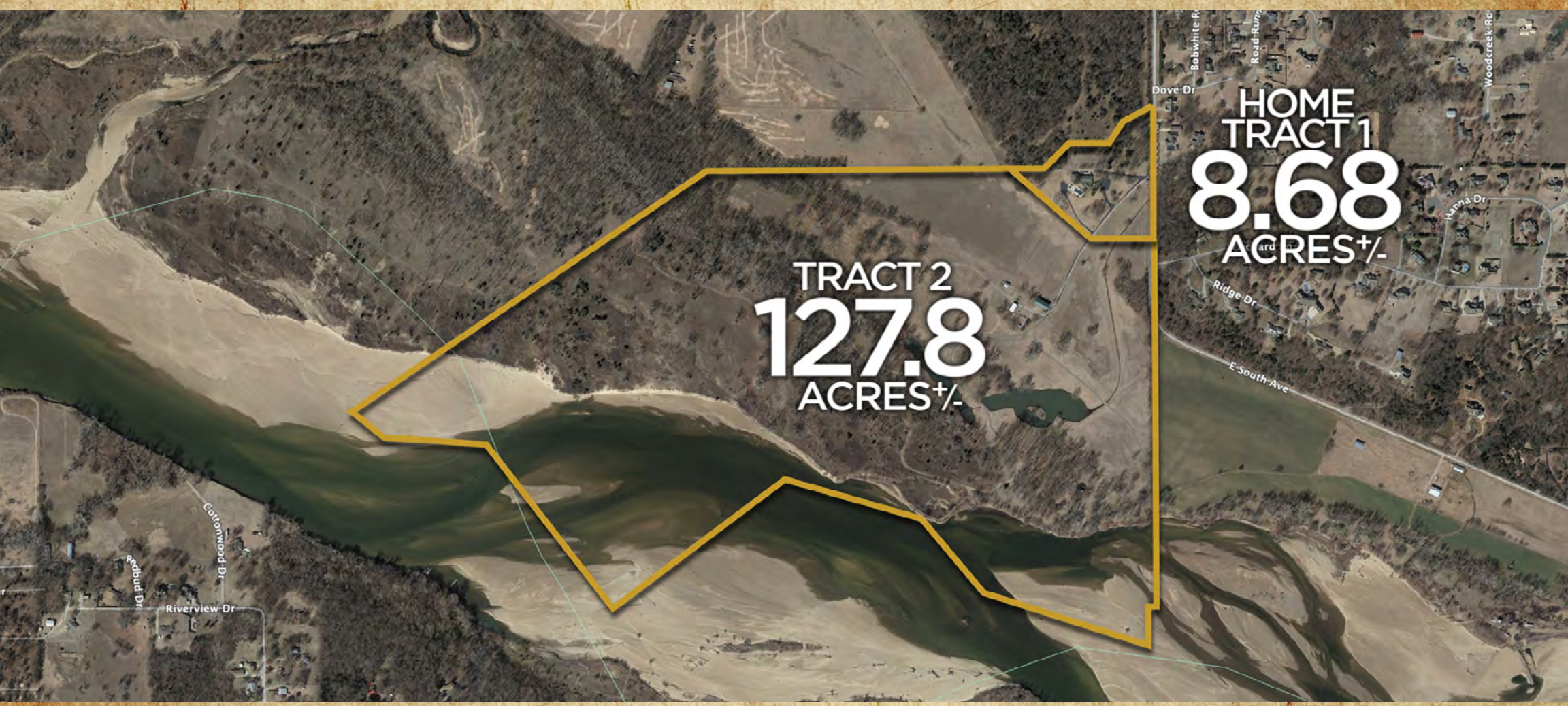
OPEN HOUSE: MAY 4 & 11, 1-4PM | 500 S PRENTICE ROAD, PONCA CITY, OK

AUCTION: MAY 22, 1PM | ON THE LAWN - 500 S PRENTICE ROAD, PONCA CITY, OK

The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at whitetailproperties.com and williamsauction.com

- Bidders may participate in the auction on site or online at AuctionNetwork.com.
- On site bidders should bring a government issued ID.
- All properties and or any improvements thereon are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
- This sale is subject to a buyer's premium - see website for buyer's premium amount/minimum that may apply to each property
- Announcements on the day of the sale shall take precedence over any prior advertisements.
- Each high bidder will sign a contract and must make a non-refundable deposit of 10% of the total purchase price (\$5,000 minimum) immediately following auction - cash, cashier's checks, personal checks and business checks (electronically processed) are accepted - the balance of the purchase price and all closing costs are due at closing within 30 days.
- The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title.
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment.
- Possession at closing, subject to tenant's rights, if any.

REAL ESTATE AUCTION



TRACT 1: 8.68 ACRES±

Welcome to one of the most exquisite homes currently available in this part of the country. Drive through the beautiful gated entry up to the custom home with 4,600 square feet offering all the space you could possibly need to entertain family and guests. The large living room features a two-sided fireplace with beautiful cedar accents and a wet bar. The large back doors open to a stunning back porch and pool with a view that is absolutely to die for. The remainder of the house offers 3 bedrooms, including a large master suite with his and hers closets, and bathrooms. Come in and upgrade the home to your likings and you will have a one-of-a-kind home to enjoy for years to come! Parking is no issue with a large garage, as well as enough parking for all of your family and friends around the house. The sellers left no stone unturned when finishing this house with great upgrades including a large stone staircase that meanders past your two-tier flower garden providing a beautiful year-round entrance to the home. Conveniently located less than 10 minutes from downtown Ponca City, you can easily be in town for work or to enjoy all this town has to offer in no time. At the end of the day, enjoy some of the most beautiful Oklahoma sunsets you have ever seen while overlooking the Arkansas River and surrounding acreage.

- Beautiful custom-built home with 4600 square feet and 3 beds & 2 baths
- Large master suite includes his and her bathrooms and closets
- Large back porch with incredible views is perfect for entertaining and includes a pool and a cabana
- 3-car garage with a lot of additional parking options
- Views of the Arkansas River right out your back door
- Beautiful gated entrance with paved road frontage
- Located just 5 miles from Ponca City

TRACT 2: 127.80 ACRES±

This beautiful Arkansas River frontage on absolutely immaculate acreage has been managed for decades and utilized as a great place for family and friends to come out and enjoy all that the 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 picnic while also being able to get out of the weather. A bathroom with his and hers stalls is conveniently located, and there is plenty of space for games of all kinds including volleyball, badminton and horseshoes. A paved driveway makes accessing the property very easy. Several storage buildings are already in place including an open face pole barn for large equipment, and dog kennels in case you have an interest in raising bird dogs. The farther into the property you go, the better the habitat gets offering some great hunting opportunities for the local whitetail and turkeys. This property has not been hunted in decades, so the opportunities are limitless. This property offers year-round opportunities for you whether you are looking for a place to sneak away for the weekend, use as a hunting property, or continue utilizing as a year-round use property and make memories for a lifetime.

- Beautiful Arkansas River frontage with incredible recreational opportunities including camping, fishing, hunting and so much more
- Park setting along the river includes multiple picnic sites with electricity in place, cabana offering a great place to entertain guests, restrooms, and rural water already in place
- Several storage buildings and pole barn available as well as dog kennels with utilities already in place
- Excellent hunting opportunities for deer and turkey on a property that has not been hunted in decades
- Great mix of timber along the creek and pasture/tillable ground that could make great places for food plots
- Several great spots to access the river and enjoy great hunting and fishing opportunities
- Any owned Mineral rights will transfer to the new buyer



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