

LAND AUCTION



ABSOLUTE AUCTION

157 AC± | 3 TRACTS | NOBLE CO, OK

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/27/23 | AUCTION TIME: 11:00 AM

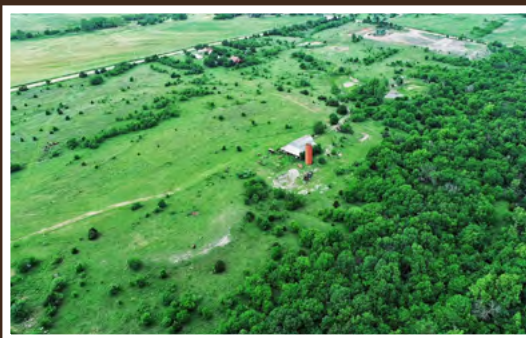
**AUCTION LOCATION: ART CENTER OF TONKAWA
200 E GRAND | TONKAWA, OK 74653**

This multi-use tract has unlimited opportunities. It has over 60 acres of tillable soil with around 80 acres of pasture land for cattle. It also has Bunch creek running right through it, which could offer some great deer hunting. It has 3-4 ponds that could use some work, with one of the ponds still holding on and is stocked with bass. There is a 2018 single wide 3 bed 2 bath trailer situated on the south east corner of the property that could make a great starter home or could be used as rental income. There is an older round top barn right in the middle of the 157 acres that could use some work but looks pretty structural sound. This place has cattle on it at the time and the lease runs through November. After that it can be re-leased or used at your discretion. This place could be a great starter farm where you could farm, run cattle, do a little hunting, and live all in one.



TRACT 1: 80 ± ACRES

This tract has about 65 tillable acres on it. It has recently been cut for hay, but will be ready to plant whatever the new tenant wants. Bunch creek runs through the west side of tract one. This tract could offer some prime deer and possibly waterfowl hunting opportunities. With the creek, could possibly be able to flood the field with some work and turn it into a waterfowl magnet. This tract has multiple opportunities just let your imagination run.



TRACT 2: 57 ± ACRES

This tract is a little less than 60 acres of pasture land with multiple ponds. There are 2-3 ponds on this tract that could use some work to make them deeper. The one on the north west part of the tract does hold water and has been recently filled by the rains. There are currently cattle on this tract with the lease running through November. There is an old round top barn that could be used for storage with a little work. There is a cross fence running through the middle of this tract running west to east. This tract would make a great little farm to run some cattle on or to just get away and do a little hunting or fishing on.



TRACT 3: 20 ± ACRES

If you are looking for a spot in the country with the opportunity to run a few cattle or horses then this might be it. When you first pull into the gravel driveway you notice there are dirt bike track dirt ramps already in place. Continuing down the long winding driveway you notice a pond surrounded by trees that is supposedly stocked with bass. Then you come up on a 2018 single wide trailer that has 3 bed 2 baths. There is also a carport to the left of the house. This small tract would be a great starter home or live in the trailer for a while and then build your dream home. It has rural water and an aerobic system already in place. The options on this tract are unlimited.

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.

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