

LAND AUCTION



ABSOLUTE AUCTION

160 AC± | 1 TRACT | KAY CO, OK

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/12/22 | AUCTION TIME: 1:00 PM

**AUCTION LOCATION: SLEEP INN & SUITES
4530 W WHITE AVE | BLACKWELL, OK 74631**

Here is a great farming property conveniently located between several different towns and with easy access via well-maintained gravel county roads. The quarter section has 157.48 acres of tillable ground with a wheat base of 145.5. There is county road access along the east and south sides of the property with electricity also available at the SW corner. Whether you are looking to add to your current farming operation, or maybe just looking to add some income-producing ground to your investment portfolio, this is going to be a great option.



TRACT 1: 160 +/- ACRES

Tract #: 1

Deeded acres: 160 +/- deeded acres

FSA Farmland Acres: 157.48 acres

DCP Cropland Acres: 155.75 DCP acres

Soil Types: Tabler silt loam, 0-1% slopes, Kirkland silt loam, 1-3% slopes

Soil PI/NCCPI/CSR2: 49.4 NCCPI

Base acres and Yield: Wheat Base Acres 145.5?PLC Yield 34, Grain Sorghum Base 7.6/PLC Yield 38

CRP Acres/payment: No CRP

Taxes: \$686

Lease Status: 80+/- acres is planted in wheat and tenant reserves the right to that crop. The remainder is being sold with open tenancy

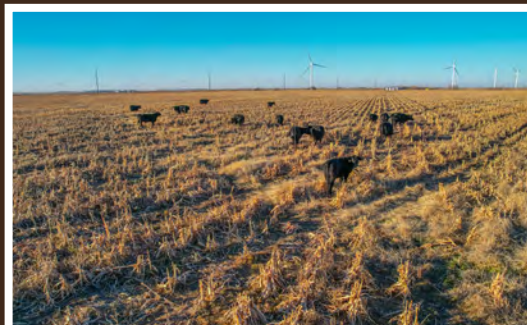
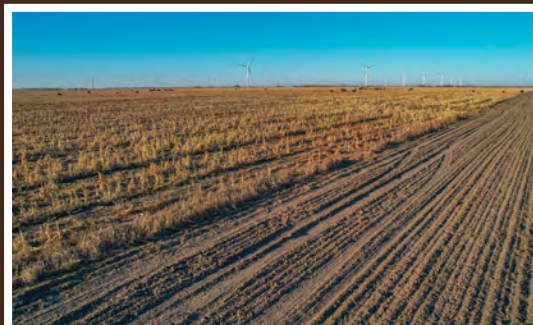
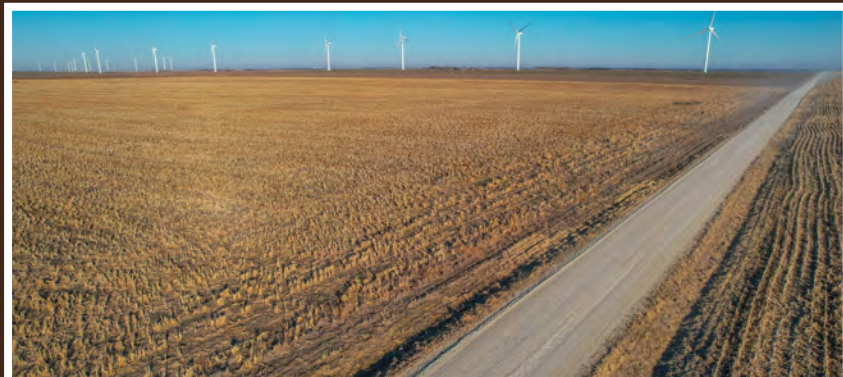
Possession: Immediate possession subject to current wheat crop on 50% of the farm. Possession to new buyer on that portion after crop harvest. Balance of farm immediate possession at closing

Survey needed?: No survey needed

Brief Legal: S7 T28N R2W

PIDs: 8400-07-028-02W-4-001-00

Lat/Lon: 36.9163, -97.4498



**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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