

# LAND AUCTION



**160 AC± | 1 TRACT | BLAINE CO, OK**

## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 2/8/24 | AUCTION TIME: 10:00 AM CDT**

**LOCATION: STAFFORD AIR & SPACE MUSEUM  
3000 LOGAN ROAD, WEATHERFORD, OK 73096**

Excellent tillable farm just north of Hydro. State Highway 58 borders this property along the north and east sides. According to the Blaine County USDA, there is 150.80 acres of wheat base with a PLC Yield of 43. Approximately 67.1% of this property is class 1 Pond Creek loam soil with 0-1% slopes. The remaining 32.9% is class 2 Teller fine sandy loam with 1-3% slopes. The property does not currently have any water wells, but there are registered irrigation wells with OWRB in the same section or surrounding sections that vary from 100gpm to 700gpm, and domestic wells with 20gpm to 75gpm of water production. This makes this property a potential candidate to be irrigated. Buyer possession will take place after wheat harvest of currently growing crop.



## TRACT 1: 160 ± ACRES

- **Deeded acres:** ..... 160±
- **FSA Farmland Acres:** ..... 152.28±
- **DCP Cropland Acres:** ..... 151.18
- **Soil Types:** ..... Pond Creek loam, Teller fine sandy loam
- **Soil PI/NCCPI/CSR2:** ..... NCCPI 67.7
- **Base acres and Yield:** ..... 150.80 acres/ PLC Yield: 43
- **Taxes:** ..... \$166.00
- **Lease Status:** ..... Leased until wheat crop is harvested

- **Possession:** ..... Immediate possession subject to current tenants rights for 2024
- **Survey needed?:** ..... No survey needed
- **Brief Legal:** ..... NE ¼ 2S1 T13N R13W
- **PIDs:** ..... 0000-21-013-013-0-001-00
- **Lat/Lon:** ..... 35.5915, -98.5835
- **Zip Code:** ..... 73048



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