

LAND AUCTION



ABSOLUTE AUCTION

160 AC± | 1 TRACT | NOBLE CO, OK

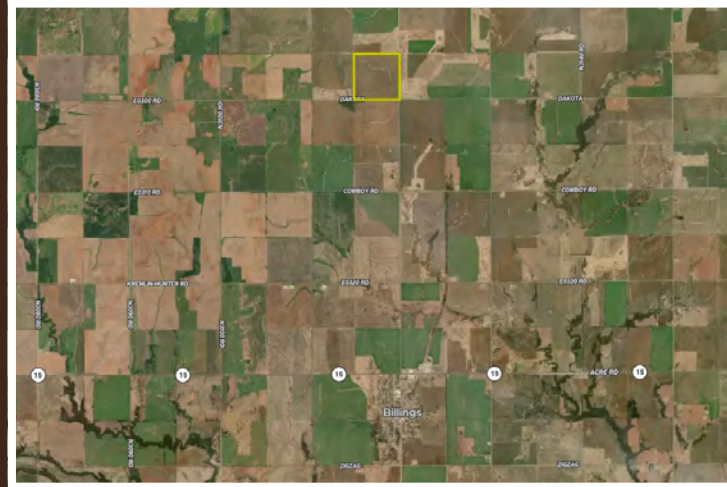
ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/20/22 | AUCTION TIME: 11:00 AM

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

Quality tillable tract that is ready for immediate possession. The property has not been farmed in the past year and will be available for the successful buyer to begin prepping immediately upon closing. Made up of class 2 soils, this farm should provide a great opportunity to expand your current operation, or offer the opportunity to get a new opportunity up and running. Soils on the property include Bethany Silt, Kirkland Silt, Tabler Silt, and Norge Silt Loam. Good county road access available on the south and east side of the property provides easy access to many of the surrounding towns, as well as just minutes from I-35. This attractive farm is being offered via absolute auction, so make sure to come see us on auction day!



TRACT 1: 160 ± ACRES

Deeded acres: 160+/- acres

FSA Farmland Acres: 156.67 acres

DCP Cropland Acres: 156.67 acres

Soil Types: Bethany silt loam, Tabler silt loam, Kirkland silt loam, Renfrow silt loam

Soil PI/NCCPI/CSR2: NCCPI 54.58

CRP Acres/payment: No CRP

Taxes: \$295.00

Lease Status: Open Tenancy for 2023 crop year

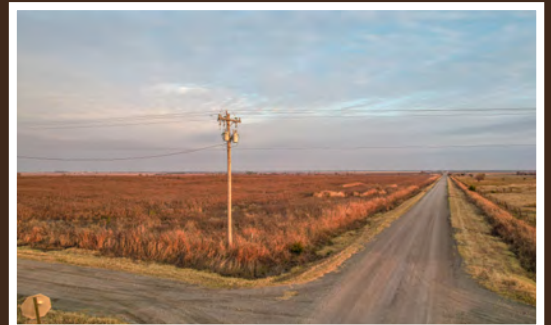
Possession: Immediate possession subject to current tenants rights for 2022

Survey needed?: No survey needed

Brief Legal: SE ¼ S6 T24N R2W in Noble Co, OK

PIDs: 0000-06-024-02W-4-001-00

Lat/Lon: 36.5825, -97.4485



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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