

LAND AUCTION

1003.51 AC± | 4 TRACTS | CADDO CO, OK



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/20/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: MEDICINE PARK MUSIC HALL

140 E LAKE DRIVE, MEDICINE PARK, OK 73557

This 1,003± acre auction in southern Caddo County, Oklahoma, is being offered in four tracts with a diverse mix of hunting, grazing, agriculture, wind-energy income, and potential rural home-site opportunities. Located between Apache and Carnegie along Highway 19, the property encompasses a portion of the Slick Hills, as well as some breathtaking views of the Wichita Mountains range.

Each tract being offered was thought out in depth to focus on and incorporate its highest and best uses. The ranch has been surveyed, and the boundaries of each tract include a distinguished perimeter fence that is already in place or a section line. If your interest is strictly income production, hunting capabilities, grazing, or farming, this ranch certainly has a tract or combination of tracts that will fit your needs.

The hunting quality in this region is arguably some of the best in the state. This is an area that has produced some of the largest whitetails in the state. The property itself has produced a giant buck that is believed to be 190-200". Another main attraction to this area is the elk hunting potential. Southwest Oklahoma and the Wichita Mountain range, specifically, is home to the state's largest elk herd. During the fall and winter months, the elk disperse throughout the area. A lush wheat field with cover and water nearby will likely hold or have elk frequent the property during these months. Luckily, this property has that capability and has a history of retaining large elk and deer herds through the fall.

This ranch has historically revolved around its cattle grazing capabilities. The combined 126.41± acres of tillable farmland has been used for winter wheat grazing. Most of this tillable acreage is class 2 Tillman silty clay loam soils with 1-3% slopes, with the remainder being class 3 with 3-5% slopes. Whether you are looking at farming for grain, winter grazing, or providing an excellent food source for the wildlife during the fall, the farmland on this ranch can do all the above.

Even in one of the hottest and driest summers in recent history, the native grass stand is staying resilient. The current tenant operates the whole ranch as one operation and has done an outstanding job managing the grass. With run-off catch ponds scattered throughout, the spring in the bottom, and a couple of rural water meters for safety, watering cattle has always been possible. Tracts 1 and 2 are set up to be an outstanding rotational grazing setup for year-round cattle production. Tracts 3 and 4 have previously served their purpose as smaller pastures to make it easier to navigate and locate everything for easier weaning or calving periods.

The wind energy income through EDP, previously Blue Canyon, is one of the most value-added aspects to this property. The entire wind lease for the last four years has averaged \$41,856 annually, with 2026 projected to exceed that average. The wind energy production will remain with Tract 1 and the turbines. Tracts 2, 3, and 4 will still come with a wind lease, but will not receive production payments from the turbines on Tract 1.

This offering is truly a once-in-a-lifetime opportunity. A ranch of this size, in this area, and with this much to offer is a rarity that doesn't usually make it to a public format. If you are looking for one of those once-in-a-lifetime properties, don't miss your chance to bid on what could be yours.

Tract 1 Description:

Tract 1 is 573.64± acres and incorporates wind energy production combined with outstanding native grass pasture. The brushy draws off the south face of the Slick Hills provide tons of cover and bedding for wildlife, while the drainages help feed the run-off ponds. All production generated from the five wind turbines on this tract will stay solely with this tract. The lease for the whole ranch has generated an average of \$41,856 annually for the last four years. Approximately 17.58 acres is tillable farmland with a fence around it. This tract has a little of everything, from hunting capabilities, excellent grazing, and wind energy revenue.

Deeded acres: 573.64± acres
FSA Farmland Acres: 17.58± acres
Soil Types: Tillman silty clay loam. 3-5% slopes
CRP Acres/payment: NO CRP
Taxes: TBD
Lease Status: Ag lease to expire December 31, 2026.
Possession: Full possession on January 1, 2027.
Survey needed?: Completed
Brief Legal: 573.64± acres located pt W ¼ and SW ¼ SE ¼ S15 and pt N ½ S22 and NE ¼ and pt N ½ SE ¼ S16 T5N R13W
PIDs: PID to be determined
Lat/Lon: 34.90595, -98.5616
Zip Code: 73015

Tract 2 Description:

Tract 2 includes 258.85± acres, with approximately 108.87± acres of tillable farmland. This tract is an all-around type of property that has a little of everything to offer. A tree-lined creek bottom runs through this tract, providing thick cover and wildlife habitat while complementing the agricultural acreage. Two rural water meters add a valuable factor for watering livestock or wildlife during the dry years, as well as adding the opportunity for a homesite with a beautiful view. The hunting opportunities on this tract are hard to beat anywhere in the state. The layout is perfect to make this place into almost anything you can imagine.

Deeded acres: 258.85± acres
FSA Farmland Acres: 108.87± acres
Soil Types: Tillman silty clay loam. 1-3% & 3-5% slopes
CRP Acres/payment: NO CRP
Taxes: TBD
Lease Status: Ag lease to expire December 31, 2026.
Possession: Full possession on January 1, 2027.
Survey needed?: Completed
Brief Legal: 258.85± acres SW ¼ and Pt SE ¼ S16 T5N R13W
PIDs: PID to be determined
Lat/Lon: 34.9024, -98.5782
Zip Code: 73015

Tract 3 Description:

Tract 3 is the smallest tract of this offering at 66.26± acres. Property of this size, with highway frontage, and in this area, is very hard to find. The rolling terrain lies out perfectly for the stock ponds to catch and retain water for livestock. The clean native grass pastures have been managed very well. With productive pastureland, run-off ponds that were recently cleaned out, and excellent highway frontage, this tract is sure to check boxes for numerous buyers.

Tract 4 Description:

Tract 4 is 104.76± acres and is very similar to Tract 3. It features approximately 0.5 miles of Highway 19 frontage, two larger stock ponds, excellent native grass pasture, and some outstanding mountainous views. The pastureland has all been managed to maximize grass production and minimize mesquites and other invasive species. This tract would be a great addition to any of the other tracts or surrounding neighbors, or the perfect size for someone looking for a piece to start.

NOTE: Buyers are responsible for their own due diligence prior to the auction. The livestock shelter and corrals on tract 4, as well as the corrals and fences on the east and west sides of Tract 3, belong to the tenant and are not part of the sale. Unless the buyer(s) and tenant agree on a purchase price for these items prior to December 1, 2026, the tenant will remove them before the expiration of the grazing lease.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

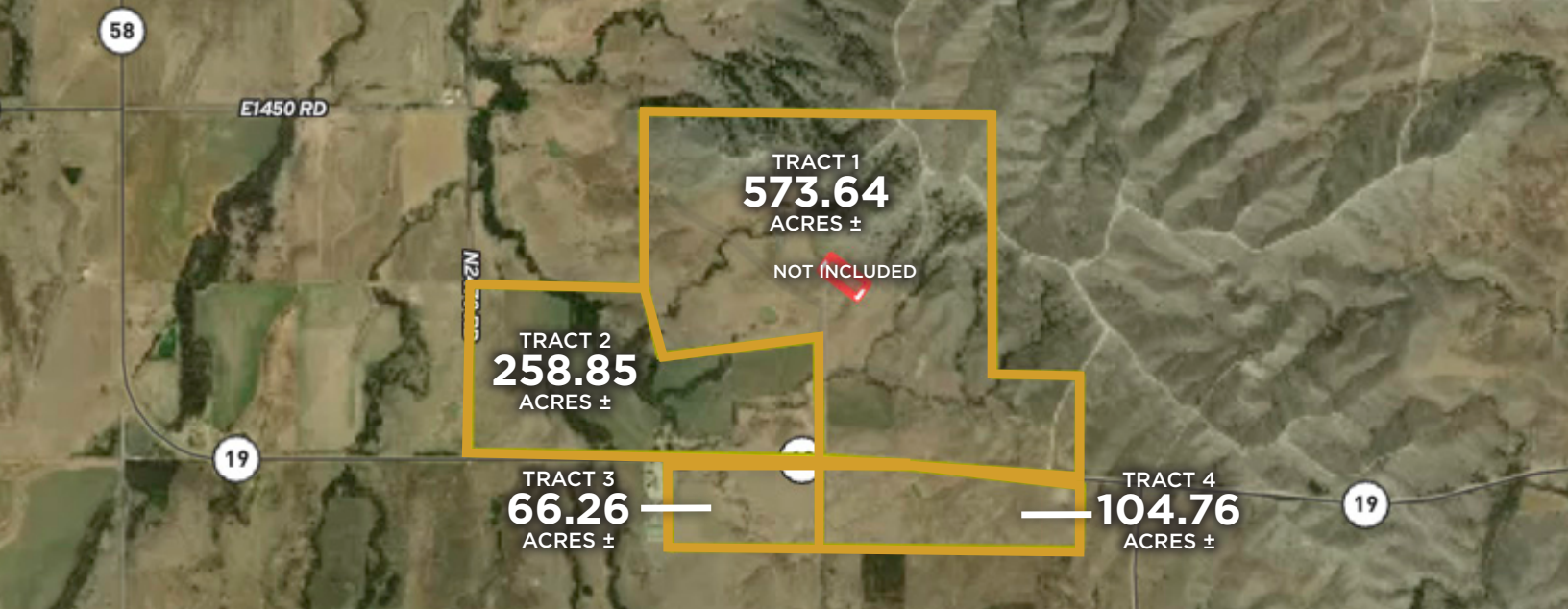
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