

LAND AUCTION

340 AC± | 2 TRACTS | ADAIR CO, OK



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/15/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: MID COUNTY COMMUNITY BUILDING
75371 US-59, WESTVILLE, OK 74965

Located just 6 miles west of Westville, a short drive south of Highway 62 and 9 miles from the Arkansas state line, this 340± acre property is a rare chance to own premier hunting and recreational land in Northeast Oklahoma. It will be sold at auction in two tracts of 121± and 219± acres. Bid on the tract that fits your goals, or buy both and own the entire property.

Paved county road frontage along D0270 Road provides year-round truck access while keeping the privacy and seclusion serious hunters want. Rural water and electricity are available at the road on the far east side of the property, where the two tracts meet, providing a convenient utility point for a hunting cabin, lodge, or future home.

The landscape combines gently rolling hills with areas of steeper terrain, creating beautiful scenery and outstanding wildlife habitat. Mature hardwood timber covers much of the acreage and provides bedding cover, natural browse, and travel corridors for whitetails. Established ATV and UTV trails reach much of the property, making it easy to access stands, check trail cameras, and enjoy the land year-round.

The property is loaded with deer sign. Well-used trails, rubs, scrapes, and bedding areas run throughout the timber, reflecting a healthy population of mature whitetails. One of its greatest assets is its location within a 4,000+ acre block with very limited access, which means exceptionally light hunting pressure and deer that are allowed to mature. Be sure to view last season's trail camera photos showing several impressive bucks harvested and photographed on the property.

The southern boundary adjoins the northern edge of the Barron Fork Wildlife Management Area. Together, the surrounding timber and protected acreage create excellent travel corridors and support healthy populations of whitetail, wild turkey, and other native wildlife. Water is provided by a pond and several wet-weather creeks that wind through the property.

Whether you want a private hunting retreat, a recreational getaway, or a long-term investment in quality Oklahoma land, this property delivers an exceptional combination of location, access, habitat, and hunting potential. Large tracts with paved road frontage, utilities nearby, mature hardwoods, and limited hunting pressure rarely come to market, and this one is selling at auction.

Survey: Buyers to pay for any required survey
Brief Legal: Tract 1: 121± acres pt NE ¼ NW ¼ and pt S ½ NW ¼ and pt N ½ SW ¼ S9 T17N R 25E Adair Co OK
Tract 2: 219± acres pt S ½ NW ¼ and pt N ½ SW ¼ and S ½ NW ¼ SW ¼ and NW ¼ and SW ¼ SW S9 T17N R 25E and S ½ NE ¼ and pt SE ¼ S8 T17N R25E Adair co OK
PIDs: 0000-09-017-025-0-010-00, 0000-09-017-025-0-009-00, 0000-09-017-025-0-008-00, 0000-08-017-025-0-011-00
Lat/Lon: 35.96790, -94.65045
Zip Code: 74965

Tract 1 Description: 121± acres

Tract 1 offers 121± acres of mature hardwood timber and rolling terrain in one of the most lightly pressured areas of Northeast Oklahoma. The tract has 2262 feet of paved frontage along D0270 Road. Rural water and electricity are available at the road on the east side, where Tract 1 meets Tract 2. Its manageable size makes it an ideal hunting retreat or cabin site with year-round access.

The timber provides excellent bedding cover and natural travel corridors, and deer sign is plentiful throughout. Wet-weather creeks provide seasonal water for wildlife, and existing ATV trails give easy access to hunting locations across the tract. As part of a 4,000+ acre block with very limited access, Tract 1 benefits from the same light hunting pressure and mature deer that make this property stand out.

Tract 2 Description: 219± acres

Tract 2 is the larger of the two tracts, with 219± acres of mature hardwoods, rolling hills, and steeper ridges that create outstanding whitetail habitat. The tract has 4482 feet of paved frontage along D0270 Road. Rural water and electricity are available at the road on the east side, where Tract 2 meets Tract 1. [Its southern boundary adjoins the northern edge of the Barron Fork Wildlife Management Area, adding protected acreage and natural travel corridors right next door.] Deer sign is abundant throughout, including well-used trails, rubs, scrapes, and bedding areas. The property's only pond, along with several wet-weather creeks, provides water for wildlife, and established ATV and UTV trails reach much of the tract. With its size, cover, and location within a 4,000+ acre block of lightly hunted land, Tract 2 is a serious hunting property in its own right.

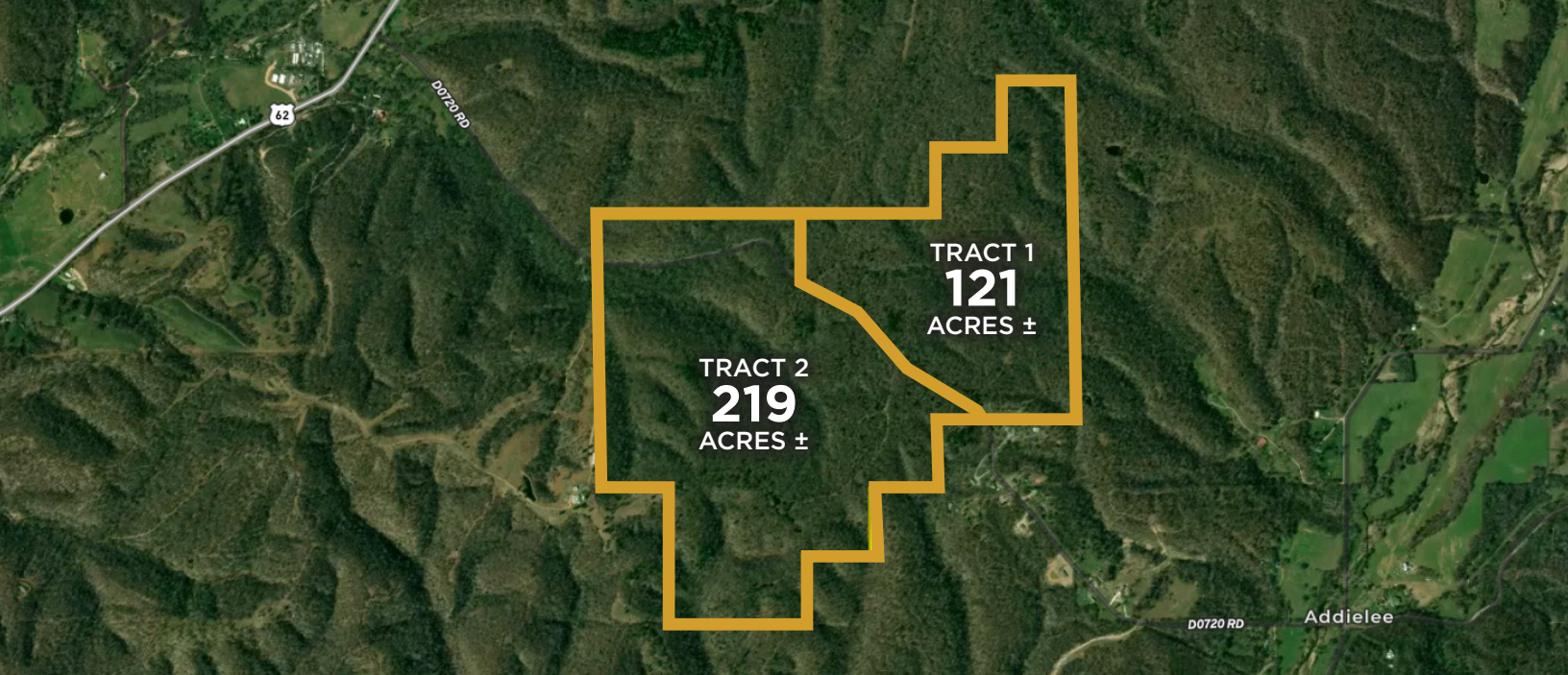
BUYERS PREMIUM: 5%
TAXES: Prorated to date of close
TENANCY: No tenants
RENTS: No rents
MINERALS: Seller-owned rights will convey
CLOSING COSTS: Seller to pay for Abstract updating, survey if needed, UCC and bankruptcy search, doc stamps, Buyer to pay for Title insurance and title opinion, Balance split 50/50
CLOSING DATE: On or before 30 days from seller acceptance
DOWN PAYMENT: 10%
POSSESSION DATE: At closing
SURVEY: Buyers to pay for any required survey
SELLER: Multiple
SALE ORDER: By the acre
SALE METHOD: Sells subject to seller acceptance

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
DEAN ANDERSON: 918.693.6998 | dean.anderson@whitetailproperties.com

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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Dean Anderson, OK Broker for Whitetail Properties Real Estate, LLC, OK Lic 159163 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Dean Anderson, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 918.693.6998



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