

LAND AUCTION



591.38 AC± | 4 TRACTS | DEWEY CO, OK
TRACT 4 IS THE RANCH IN ITS ENTIRETY: 591.38 ACRES

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/5/26 AUCTION TIME: 4 PM CT

AUCTION HELD AT: VICI COMMUNITY BUILDING, 608 N MAIN ST, VICI, OK 73859

Beautiful Oak Canyon Ranch in Western Oklahoma! The ranch has numerous wooded creek bottoms full of a variety of oaks. This is cedar canyon country with numerous draws and seasonal creeks that support a variety of hardwoods, including oak, chinaberry, black locust, cottonwood, and elm. Dewey County is well known among sportsmen for its premier deer, turkey, and quail hunting.

The ranch has received very little hunting pressure in the past. It has a high deer density and a great Rio Grande turkey flock. There are scattered plum thickets and native grasses throughout the property, providing excellent quail habitat.

The ranch is very secluded, located at the end of a well-maintained county road. Once you're on the ranch, it has a good gyp-rock road providing 2 miles of great access through the ranch.

There are three seasonal catch ponds on the ranch. At the entrance, there's an older homestead, providing electric and water potential. This location is in a perfect spot for a home, lodge and/or camp location.

Tract 1 Description: 52± Acres

Great property which would make an excellent recreational tract. The property is predominantly small draws with scattered cedars and elms. A buyer could potentially build a run-off pond. The buyer will have easement access along the northern ranch boundary to the property. The successful buyer will be responsible for all easement and boundary survey expenses, all fencing expenses and all access-road construction expenses. Please note that the buyer of Tract 1 is also required to remove a shed which lies within the easement and will be responsible for all shed-demolition and removal expenses. Mineral rights do not convey.

Tract 2 Description: 52± Acres

Great small-tract, which would make a great hunting tract. The property is predominantly scattered cedars and native grass. Most of Tract 2 access is via the current lease road; approximately 150 yards of road will need to be built from the lease road to the property. The successful buyer will be responsible for all easement and boundary survey expenses, all fencing expenses and all access-road construction expenses. Mineral rights do not convey.

Tract 3 Description: 487.38± Acres

This tract is the balance of the ranch minus Tracts 1 and 2. It has large cedar canyons with great hunting. There are 4 run-off ponds, along with the potential to build large canyon ponds. The property has excellent hunting with great cover in an area known for trophy deer and great Rio Grande turkey hunting. It's predominantly cedars with beautiful hardwoods, including some ancient oak trees.

Buyers should note that the buyer will be required to grant two easements. Easement 1 will be along the northern boundary for access to Tract 1. Easement 2 is for access to Tract 2, which is along the current lease road that spans the property. In addition, the easement will include approximately 150 yards from the lease road, across the southeast pasture, connecting to Tract 2. Both easements lie within Tract 3. Sellers will not be responsible for any survey and fencing expenses. Buyer should note: the northern shed may be removed if another buyer purchases Tract 1. The ranch, house and homestead acreage are sold AS-IS. Sellers will be removing belongings and mementos from the house and homestead acreage prior to closing. Mineral rights do not convey.

Tract 4 Description: 591.38± Acres

The ranch in its entirety. The ranch has numerous wooded creek bottoms full of a variety of oaks. This is cedar canyon country with numerous draws and seasonal creeks which support a variety of hardwoods, including chinaberry, black locust, cottonwood, American elm, and black walnut. Dewey County is well-known by sportsmen for its premier deer and turkey hunting.

The ranch has received very little hunting pressure in the past. It has a high deer density and a great Rio Grande turkey flock. There are scattered plum thickets and native grasses throughout the property, providing excellent quail habitat.

The ranch is very secluded, located at the end of a well-maintained county road. Once you're on the ranch, it has a good gyp-rock road providing 2 miles of great access through the ranch.

There are four seasonal catch-ponds on the ranch with the potential to build much larger ponds. At the entrance, there's an older homestead, providing electric and water potential. This location is in a perfect spot for a home, lodge and/or camp location. Sellers will not be responsible for any survey and fencing expenses. Buyer should note: the northern shed may be removed if another Buyer purchases Tract 1. The ranch, house, and homestead acreage are sold AS-IS. Sellers will remove belongings and mementos from the house and the homestead acreage prior to closing. Mineral rights do not convey.

Tract #:	All Tracts	Lease Status:	No leases
Deeded Acres:	591.38	Possession:	Immediate possession at closing
CRP Acres/Payment:	No CRP	Survey Needed?:	No survey needed
Taxes:	\$712		
Brief Legal:	SW ¼ S30, W ½ NW ¼ and s ½ S31 and SW ¼ SW 14/ S32 T19N R20W Dewey Co, OK		
PIDs:	0000-30-19N-20W-3-001-00, 0000-31-19N-20W-2-001-00, 0000-32-19N-20W-3-001-00		
Lat/Lon:	36.0758, -99.3733		
Zip Code:	73859		

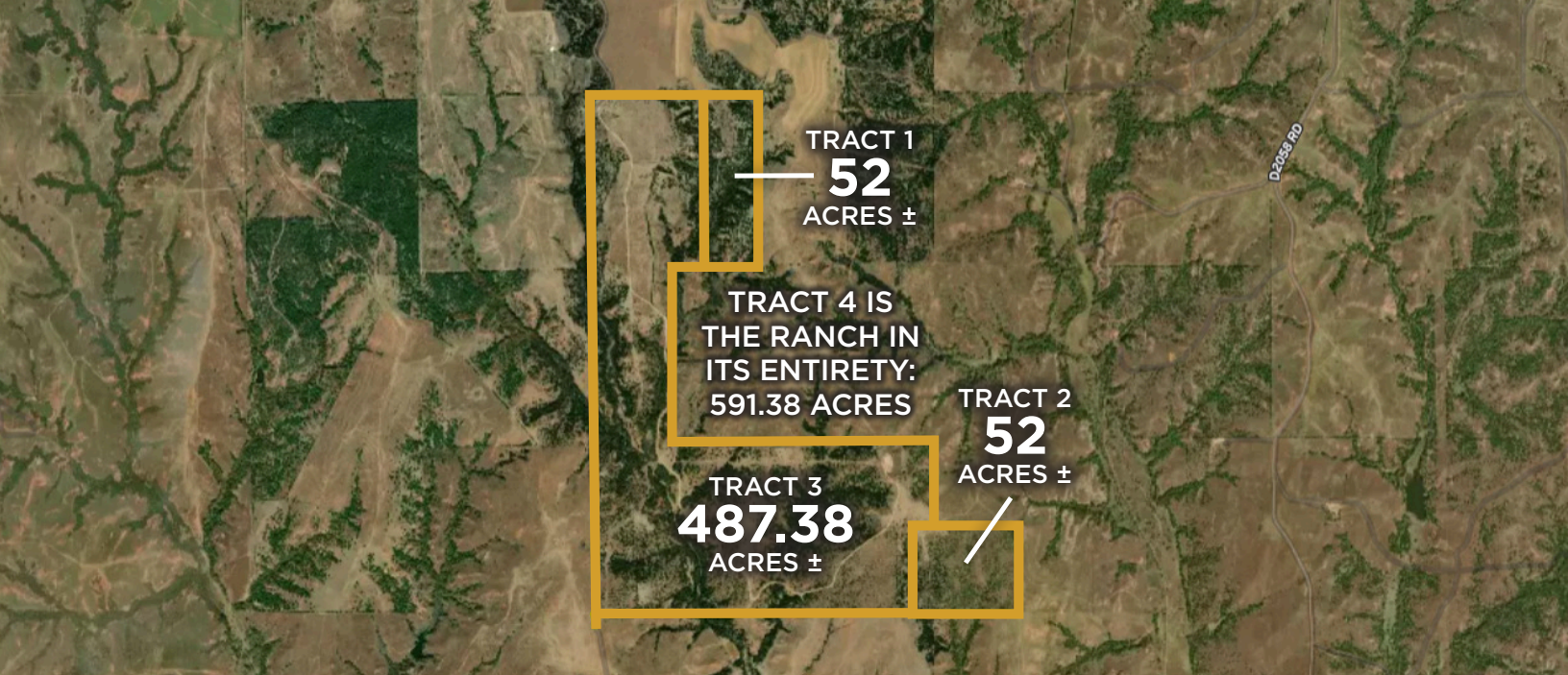
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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



TRACT 1
52
ACRES ±

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TRACT 2
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TRACT 3
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1

2

3

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