

LAND AUCTION



468 AC± | 3 TRACTS | BEAVER CO, OK

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/18/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: TURPIN SENIOR CITIZENS CENTER

104 S MAIN ST, TURPIN, OK 73950

PROPERTY PREVIEW: 9/6/25 | 1 PM - 3 PM AT 9781 NS 123 RD, TURPIN, OK 73950

These three individual tracts are being offered on the same day. Tracts 1 and 2 consist of farmland under three new irrigated pivots supplied by two water wells. Each tract has its own water well supplied by a new 3-phase electric. There are a total of 3 quarters, each with excellent qualities in its specific location. This area needs no introduction in just how sought-after these opportunities are to purchase good-quality irrigated farms. The farms have all been recently improved and very well-managed by the Sellers.

Both tracts 1 and 2 are currently in milo and will be ready for the new owners this fall after the crops have been harvested. The majority of the soils consist of Fine Sandy Loams.

Tract 3 has a newly remodeled, mostly furnished country home and a large (newly built) barn on approximately 3± acres. It borders tract 2 but can be bought separately here.

TRACT 1 DESCRIPTION: 155.24± ACRES

Northeast of Turpin, approximately 3 miles bordering Hwy. 64, this irrigated quarter has approximately 155.24± acres of tillable cropland. Most of this property is made up of Bigbow and Belfon Loams with 0-3% slopes. This is an exceptional farm and would make someone a great addition.

Per The Seller:

2023-2024 was double-cropped, producing 90 bushel wheat, followed directly by 84 bushel milo.

The Pivot has a Poly-lined 2023 Pierce 6000 Sprinkler system, 6".

The Sprinkler has approximately 6 years of warranty on the gearboxes and electrical.

It has new electrical and disconnect boxes.

The Seller runs the Well at 440 gal/min.

The Well is 360' deep.

A new 3-phase electric powers both the sprinkler and well pump.

Highway 64 borders the Northern boundary.

Deeded Acres: 155.24±

Soil Types: Bigbow and Belfon loams

Soil PI/NCCPI/CSR2: NCCPI 46.4

CRP Acres/Payment: No CRP

Taxes: \$302 in 2024

Lease Status: Possession takes place after the harvest of the milo crop

Possession: Post closing, pending Milo Crop being harvested

Survey needed?: No survey

Brief Legal: NW ¼ S13 T5N R20E Beaver County Oklahoma

PIDs: 0000-13-05N-20E-0-001-00

Lat/Lon: 36.90305, -100.85094

Zip Code: 73950

TRACT 2 DESCRIPTION: 309.55± ACRES

This tract is 3.5 miles East of Turpin. Approximately 309.55 acres of tillable. The soils are primarily fine Dalhart and Bigbow sandy loam types. Slopes range from 0-8%. This is an excellent Irrigated Farm with two new Sprinklers supplied by one large Water Well.

This is an exceptional farm and would make someone a wonderful farming operation. Please note; this farm is bordered by a beautiful home, barn, and improvements that are being auctioned as Tract 3.

Per Seller:

Both Pivots are Poly-lined 2024 Pierce 6000 Sprinklers, 6".

The Pivots have approximately 7 years of warranty remaining on the gearboxes and electrical.

It has all new electrical and disconnect boxes.

New Transformers and New Underground Electrical.

The Seller runs this well at 600 gal/min.

The well is 430' Deep.

A new 3-phase electric powers both Sprinklers and the well pump.

Both Quarters border Pavement. It's a great Farm and Market road between Turpin and Beaver(EI Road).

Deeded Acres: 309.55±

Soil Types: Dalhart and Bigbow Sandy Loams

Soil PI/NCCPI/CSR2: NCCPI 38.7

CRP Acres/Payment: No CRP

Taxes: Will need to be reassessed if the home is separated

Lease Status: Possession takes place after the harvest of the milo crop

Possession: Post closing, pending Milo Crop being harvested

Survey Needed?: No survey

Brief Legal: SE ¼ S29 SW ¼ S28 T5N R21E, Beaver County Oklahoma

PIDs: 0000-29-05N-21E-0-005-00,

pt 0000-28-05N-21E-0-006-00

Lat/Lon: 36.86866, -100.80583

Zip Code: 73950

TRACT 3 DESCRIPTION: 3± ACRES WITH HOME

Tract 3 is a homestead with approximately 3 acres and a beautiful country home, barn and improvements. It's located adjoining tract 2, but can be bought here separately. The property lies only 4 miles east of Turpin. It's well-manicured, well-kept and has wonderful solitude. Very few neighbors. Another bonus is that there are no nearby wind-turbines or hog-farms.

Beautifully Remodeled

1,820± sq/ft

3 bedrooms

2 Full Baths

Laundry room

Large living room with most of the furniture staying

Nice-sized kitchen with beautiful southwest tile flooring and most of the appliances staying

Large living room with a fireplace

Large basement

Large domestic water well

Sprinkler system for the lawn

Central heat and air

Well-manicured Lawn

The home is on natural gas, currently supplied by a free-use gas line.

Secluded on three sides by healthy cedar and pine rows, giving the property a scenic entrance.

Trash Pickup is with Seward County Waste Management.

Sellers request up-to 30-days Post Closing to be completely moved-out.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

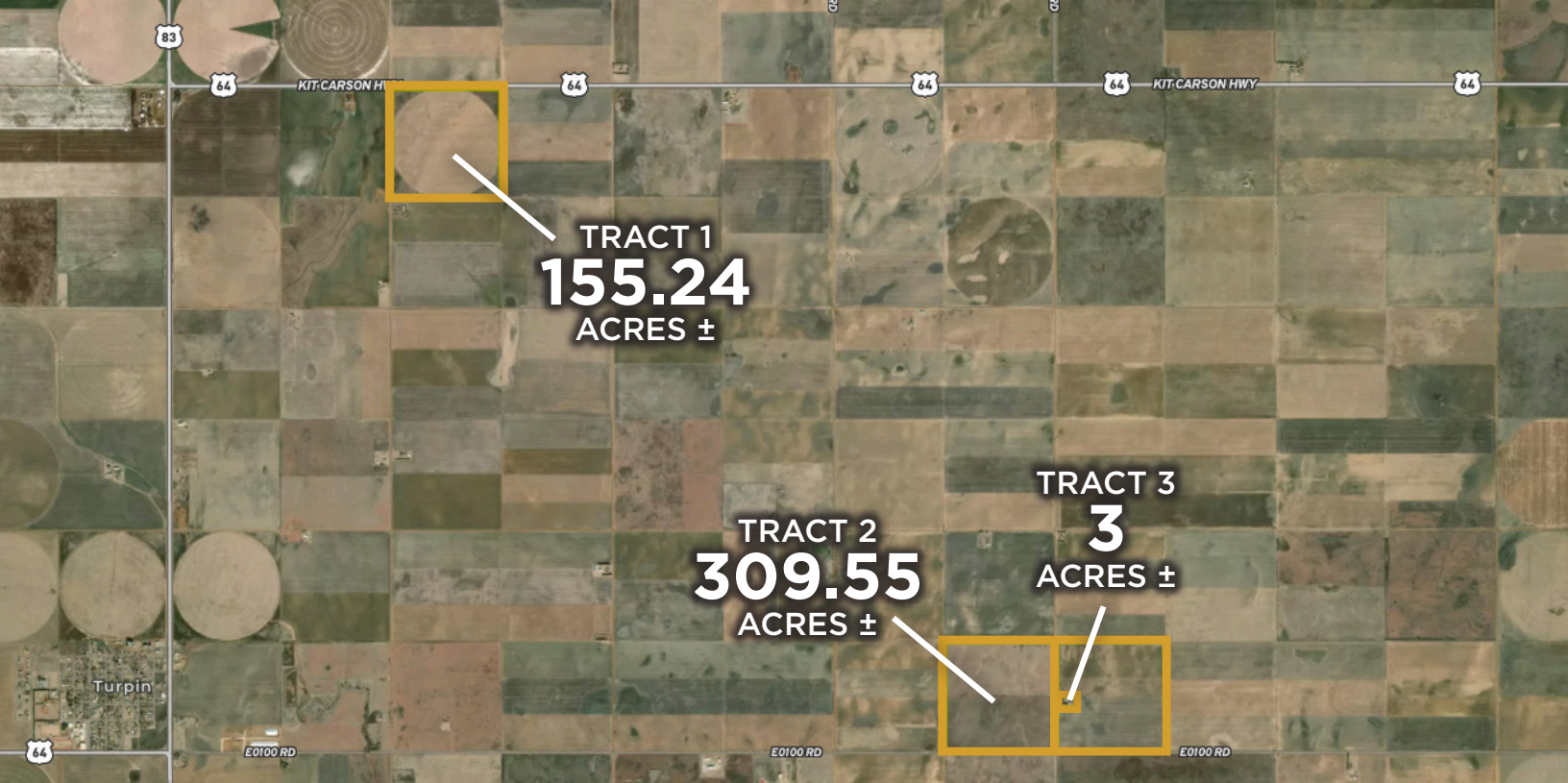
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RANCHANDFARMAUCTIONS.COM

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

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 | Rustin Hayes, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 580.334.5055 | Steve Purviance, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 580.571.7305



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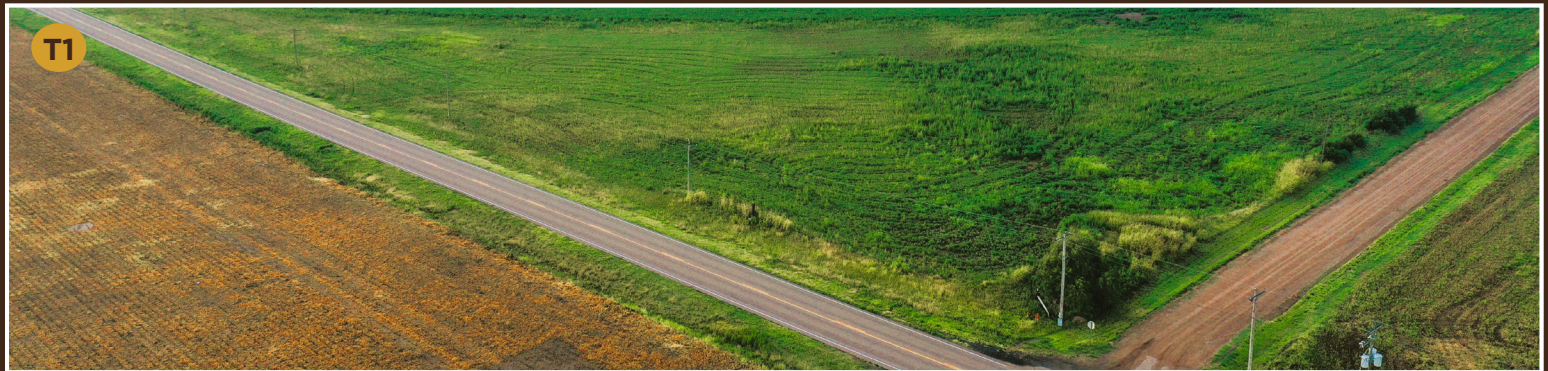
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