

LAND AUCTION



477 AC± | 3 TRACTS | BLAINE & KINGFISHER CO, OK

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/22/25 | **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: THE CONCEPT EVENT CENTER
17172 E0640 RD, SUITE 2, HENNESSEY, OK 73742

These three separate farms are being offered on the same day. All are primarily tillable tracts with excellent qualities in their specific locations. This area needs no introduction to just how sought-after and rare opportunities are to purchase property. The farms have all been managed by excellent farmer tenants for generations. Each property being offered currently has winter wheat crops growing and will be ready for the new owners this summer after those crops have been harvested. Buyers are responsible for their due diligence before the auction.

TRACT 1 DESCRIPTION: 160± ACRES BLAINE CO

Southwest of Okeene approximately 2 miles on the corner of N2600 & E0640 Roads, this tract has approximately 151.32 +/- acres of tillable acres. Most of this property comprises Norge Loam, class 1 soils with 0-1% slopes. The remainder is all class 2 type soils with 1-3 % slopes. County road frontage is along the north and west boundaries. This is an exceptional farm and would make someone a great addition.

Tract # 1: Blaine 160/Okeene
Deeded acres: 160
FSA Farmland Acres: 151.32
Soil Types: Norge loam, Bethany silt loam
Soil PI/NCCPI/CSR2: 65.18 NCCPI
CRP Acres/payment: No CRP
Taxes: \$652
Lease Status: Lease to expire June 30, 2025.
Possession: Full possession on July 1, 2025.
Survey needed?: No survey
Brief Legal: NW ¼ S34 T19N R11W Blaine Co, OK
PIDs: 0000-34-019-011-0-002-01
Lat/Lon: 36.0832, -98.3661
Zip Code: 73763



TRACT 2 DESCRIPTION: 160± ACRES KINGFISHER CO

This tract is on the northeast corner of the intersection of N2820 Road and E0600 Road. Approximately 144.43 +/- acres are currently being farmed. The soils are primarily class 1 and 2, with the majority being fine sandy loam types. The slopes range is mostly 1-3%, with a large portion being 0-1%. This is an excellent dryland tillable farm that will handle yearling cattle in the winter and a great wheat crop in the summer.

Tract # 2: Kingfisher 160/Hennessey
Deeded acres: 160
FSA Farmland Acres: 143.43
Soil Types: Loveland fine sandy loam
Dougherty-Eufaula complex
Soil PI/NCCPI/CSR2: 55.33 NCCPI
CRP Acres/payment: No CRP
Taxes: \$493
Lease Status: Lease to expire June 30, 2025.
Possession: Full possession on July 1, 2025.
Survey needed?: No survey
Brief Legal: SW ¼ S5 T19N R7W Kingfisher Co
PIDs: 0000-05-19N-07W-3-000-00
Lat/Lon: 36.1497, -97.9748
Zip Code: 73742

TRACT 3 DESCRIPTION: 157± ACRES KINGFISHER CO

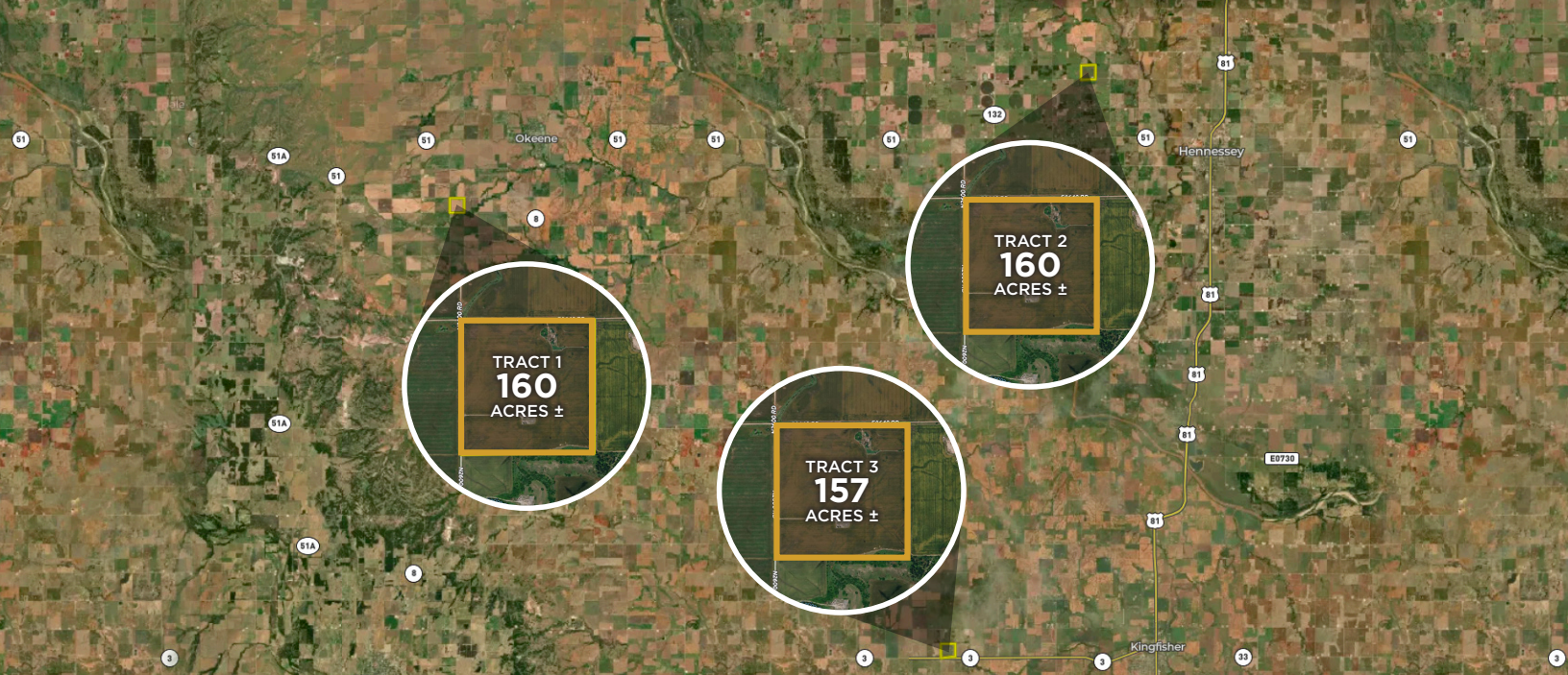
Just west of Kingfisher, 7 miles on the north side of State Highway 3, this tract has a little of everything. Approximately 113.03 +/- acres is currently being farmed and raising a wheat crop. The remainder of the acreage is a variety of shelter-belt tree rows and grass pasture. The tillable soils contain primarily loamy fine sand that are all class 2 & 3 soils with 0-3% slopes.

Tract # 3: Kingfisher157/Kingfisher
Deeded acres: 157.14
FSA Farmland Acres: 113.03
Soil Types: Milan fine sandy loam, Devol loamy fine sand,
Soil PI/NCCPI/CSR2: 41.13 NCCPI
CRP Acres/payment: No CRP
Taxes: \$133
Lease Status: Lease to expire June 30, 2025.
Possession: Full possession on July 1, 2025.
Survey needed?: No survey
Brief Legal: SW ¼ S16 T16+N R8W Kingfisher Co, OK
PIDs: 0000-16-16N-08W-3-000-00
Lat/Lon: 35.8598, -98.0618
Zip Code: 73750

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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