

LAND AUCTION



400 AC± | 8 TRACTS | CANADIAN CO, OK

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/22/25 | **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: PIEDMONT VETERAN'S EVENT CENTER
240 EDMOND ROAD NW, PIEDMONT, OK 73078

This offering consists of 3 separate farms that all have exponential potential. Everything is currently being used as farm and ranch land. The options are very broad for country living, rural development, or as an investment for the future. By dividing these large parcels of property into 40-80 acres in size, each tract offered will have access to public road frontage. Each tract comes with its unique attributes. There is everything from rolling terrain to wooded draws to ponds with exceptional views for potential homesites. Whether you are a developer looking for your next project or looking for a larger parcel on the outskirts of town to build your dream home, there is sure to be something in this offering to fit your needs. Buyers are responsible for their due diligence before the auction.

TRACT 1 DESCRIPTION: 80± ACRES This large tract has one of the finest-looking ponds around! According to aerial maps, the featured pond is approximately 9 ± acres in size. The western boundary has approximately one-quarter of a mile of Morgan Road frontage that dead-ends into the neighboring property to the north. This is the most secluded and elegant tract being offered.

TRACT 2 DESCRIPTION: 40± ACRES On the corner of NW 234th and Morgan Road, this property features multiple public road access points, along with having excellent options for homesites. Most of this tract is currently native grass pasture with a few natural water drainages for those heavy spring rains.

TRACT 3 DESCRIPTION: 40± ACRES Just half a mile from County Line Road, this 40 ± acre tract has two springs that feed into the large pond in tract one running through it. It also features a quarter mile of public road frontage (NW 234th St.). This tract also has a wide variety of potential homesites that would provide outstanding views.

TRACT 4 DESCRIPTION: 80± ACRES Of this offering, this large tract has some of the finest development potential. There are two small ponds that together equate to approximately 2.5 ± acres in size. Mustang Road fronts the entire western boundary of this tract. This is also one of the flattest tracts being offered, with less than 25' of elevation variance throughout the entire property.

TRACT 5 DESCRIPTION: 40± ACRES This tract is on the corner of Arrowhead and Mustang Roads. The neighboring properties to the south and southwest have all been developed into residential parcels. There is much to offer here with two boundaries made up of a half mile of public road frontage in a fast-growing area, along with 40± acres currently still in agriculture production making this a blank slate of opportunity. Approximately 26± acres is currently farmland with a wheat crop growing and the remainder is in native grass pasture with a small pond.

TRACT 6 DESCRIPTION: 40± ACRES This great tract along Arrowhead Road is similar in kind and quality. The terrain consists of primarily flat grassland with a small seasonal spring-fed water drainage. This tract has all the good traits with none of the bad. It has the potential to be a residential development but in a smaller form than some of the other tracts being offered. Approximately 10± acres are currently raising a wheat crop with the remainder being grass pasture.

TRACT 7 DESCRIPTION: 40± ACRES Across the road from another large residential development is this excellent 40± acres tract with a few rare qualities for the area. A beautiful wooded draw running through the western portion of the property and a seasonal spring are exceptional attributes that are hard to come by on properties in the area. Although there is a well pad in the northeast corner, there are still approximately 0.15 miles of Arrowhead Road frontage along the northern boundary and 0.15 miles along the eastern boundary of Sara Road frontage.

TRACT 8 DESCRIPTION: 40± ACRES Tract 8 has a ton of potential as well. There is approximately a quarter mile of Sara Road frontage along the eastern boundary and a little of everything on the landscape. The southwest corner borders a large pond on the neighboring property, but currently, its water level spans over onto this subject property. The spring that runs into that large pond runs through the northwest corner, also providing a small stretch with tree cover. This tract has a little of everything and has big potential.

Tract #: Tracts 1,2,3
Soil Types: Grainola-Rock outcrop complex, Grainola clay loam, Renfrow clay loam
Soil PI/NCCPI/CSR2: 36.15 NCCPI
CRP Acres/payment: No CRP
Taxes: \$159.00 for all 3 tracts
Lease Status: Lease to expire June 30, 2025.
Possession: Full possession on July 1, 2025.
Survey needed?: Survey needed only if tracts are sold separately in each parcel.
Brief Legal: SW ¼ S1 T14N R5W Canadian Co, OK
PIDs: 090036129
Lat/Lon: 35.71401, -97.68738
Zip Code: 73078

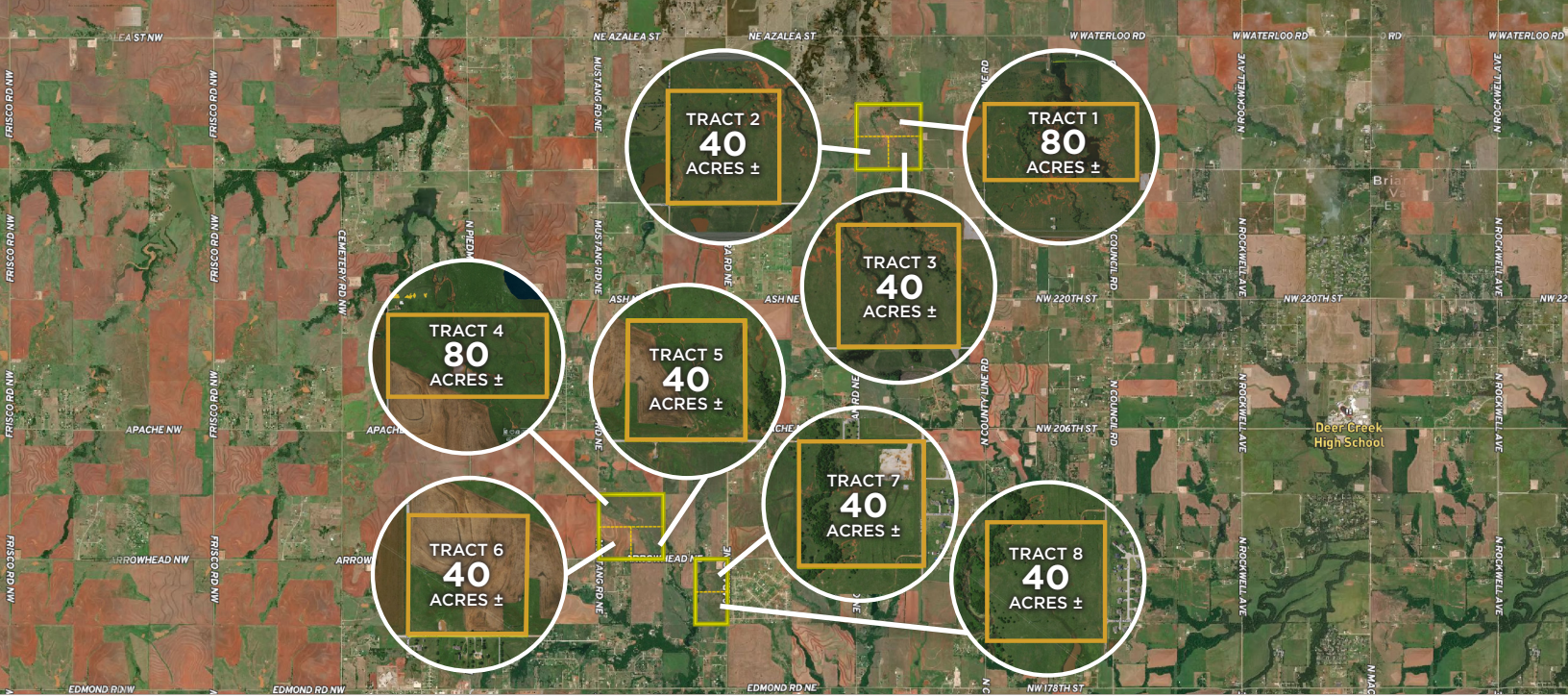
Tract #: Tracts 4,5,6
Soil Types: Renfrow silt loam, Grant-Port complex, Renfrow clay loam
Soil PI/NCCPI/CSR2: 52.77 NCCPI
CRP Acres/payment: No CRP
Taxes: \$373.00 for all 3 tracts
Lease Status: Lease to expire June 30, 2025.
Possession: Full possession on July 1, 2025.
Survey needed?: Survey needed only if tracts are sold separately in each parcel.
Brief Legal: SW ¼ S22 T14N R5W Canadian Co, OK
PIDs: 090036698
Lat/Lon: 35.67107, -97.72296
Zip Code: 73078

Tract #: Tracts 7,8
Soil Types: Grainola clay loam, Renfrow silt loam, Grainola-Rock outcrop complex
Soil PI/NCCPI/CSR2: 43.11 NCCPI
CRP Acres/payment: No CRP
Taxes: \$95.00 for both tracts
Lease Status: Lease to expire June 30, 2025.
Possession: Full possession on July 1, 2025.
Survey needed?: Survey needed only if tracts are sold separately in each parcel.
Brief Legal: E ½ SW ¼ S27 T14N R5 W Canadian Co, OK
PIDs: 090036875
Lat/Lon: 35.66379, -97.71185
Zip Code: 73078

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



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