

LAND AUCTION



240 AC± | 4 TRACTS | COMANCHE CO, OK

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 5/11/26 AUCTION TIME: 11 AM CT

AUCTION HELD AT: HILTON GARDEN INN

135 NW 2ND ST, LAWTON, OK 73501

This offering consists of a great property on the outskirts of Lawton along the coveted Lee Boulevard. 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 larger parcels of property into 40-80± acres in size, each tract will have access to public road frontage. Each tract will also come with its own unique attributes. There is everything from a wooded creek bottom with a variety of terrain to relatively flat tracts with exceptional homesites. There are currently 2 water meters on the property. Each water meter will come inclusive with the tract that it is currently installed on. Whether you are a developer looking for your next project or are 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 own due diligence prior to the auction. All tract division fences will be the responsibility of the buyer(s).



TRACT 1 DESCRIPTION: 40± ACRES

This property features approximately 0.25 miles of Lee Boulevard frontage. Currently, just over 28± acres of this tract are farmed. All this parcel has 1-3% slopes and class 2 & 3 soils. This would be a great investment tract with future development potential.

TRACT 2 DESCRIPTION: 40± ACRES

This tract has approximately 0.25 miles of Lee Boulevard frontage and 0.25 miles of SW Paint Road. This is an all-around type of property with endless opportunities. This property should be at the top of any investor's list. There is currently about 24± acres of this tract being farmed in wheat. With about a half-mile of paved road frontage and potential utility access, this one is sure to appreciate over time.

TRACT 3 DESCRIPTION: 80± ACRES

Featuring a nice pond that, at capacity, should reach approximately 1.41 acres in size. It has about 0.25 miles of SW Paint Road frontage along the Eastern boundary. This is another great all-around type of tract with tons of potential. Approximately 26 acres of this tract are being farmed, with the remainder in grass.

TRACT 4 DESCRIPTION: 80± ACRES

This tract has about 0.25 miles of SW Airport road frontage, rural water and electric meters installed, and a beautiful creek bottom with a variety of large trees. A large portion of this property is in the FEMA 100-year floodplain, but still offers areas suitable for building. There are excellent hunting, grazing, and family enjoyment opportunities to be had on this beautiful tract.

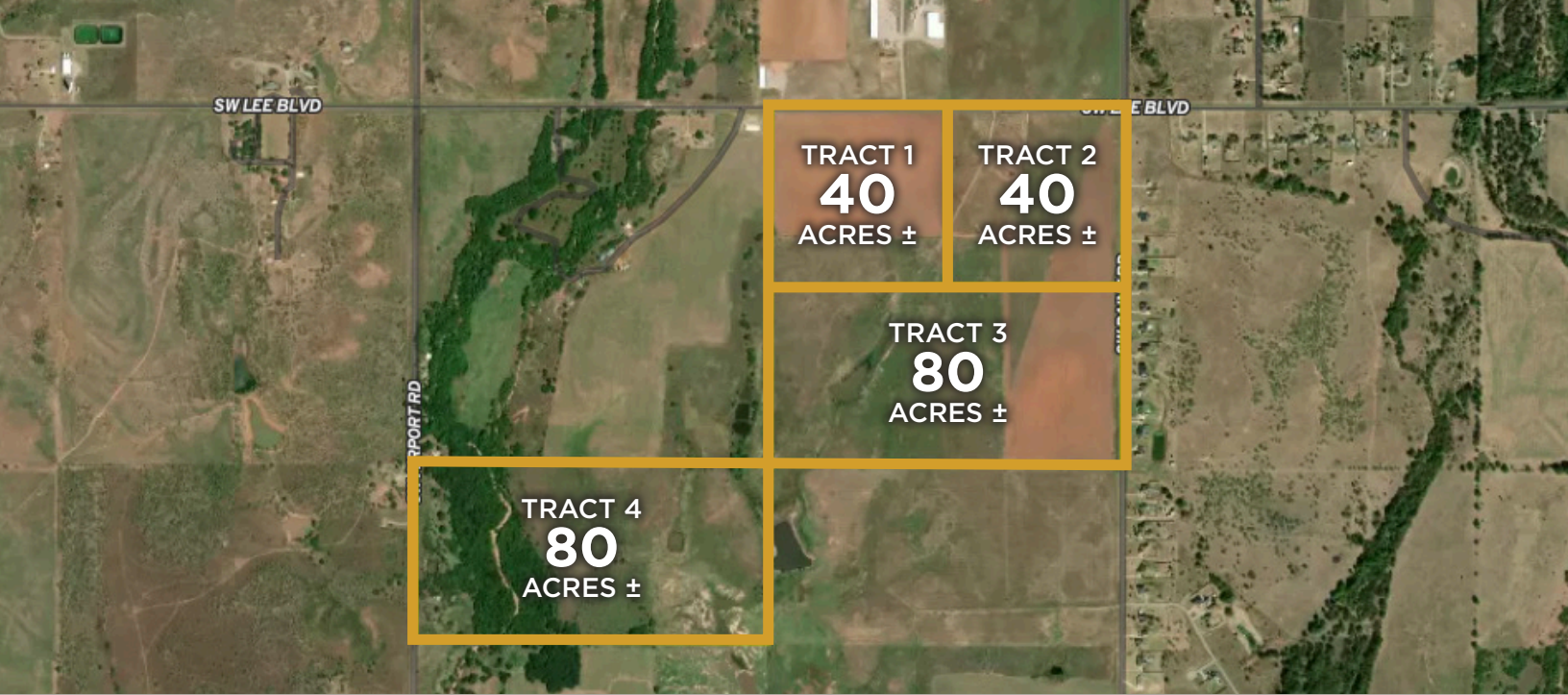
Tract #:	All Tracts
Deeded acres:	240± acres
Soil Types:	Foard and Tillman soils, Ashport Oscar complex, Lawton loam
Soil PI/NCCPI/CSR2:	NCCPI 49.4
CRP Acres/payment:	No CRP
Taxes:	\$488.00 for all tracts
Lease Status:	Lease to expire June 30, 2026.
Possession:	Full possession on July 1, 2026.
Survey needed?:	Survey needed only if tracts are sold separately in each parcel.
Brief Legal:	NE ¼ and N ½ SE ¼ S5 T1N R13W Comanche Co OK
PIDs:	0036753
Lat/Lon:	34.59085, -98.5847
Zip Code:	73527

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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