

LAND AUCTION



420.94 AC± | 5 TRACTS | WASHITA CO, OK

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 5/8/25 | **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: MOUNTAIN VIEW LIVESTOCK SALES
300 1ST ST, MOUNTAIN VIEW, OK 73062

This is a prime example of the quality of pastureland in Western Oklahoma. There is a variety of native pastures and some in established Bermuda grass. Each tract has at least one water source, whether it be ponds or water wells. Together as a whole, this property has excellent perimeter fences and can be ready for cattle on closing day. If tracts are purchased individually, divider fences will not be provided between tracts 3&4 and between tracts 4&5. By offering this property in tracts, you can buy as few as 38.86± acres or put multiple tracts together all the way up to 420.94± acre. This offering is split to fit and to give everyone a chance to bid on a property that makes sense for your needs!

TRACT 1 DESCRIPTION: 80± ACRES

At the corner of County Line Road(E1310) and N2350 Road, this 80± acre tract has a little of everything to offer. The eastern half of approximately 42± acres has been established in Bermuda grass. There are also cross-fences that can give you rotational grazing options. There are approximately 27± acres of improved grass on the north and west sides of the separately fenced grass trap with the pond.

Deeded acres: 80±
Soil Types: St. Paul silt loam, Carey silt loam
Soil PI/NCCPI/CSR2: 49.1 NCCPI
CRP Acres/payment: NO CRP
Taxes: \$287
Lease Status: Open
Possession: Closing
Survey needed?: No survey
Brief Legal: S/2 SE/4 32-8N-15W
PIDs: 0000-32-008-015-4-002-00
Lat/Lon: 35.1181, -98.801
Zip Code: 73062

TRACT 2 DESCRIPTION: 161.6± ACRES

This tract has it all! Two water wells established Bermuda grass, native grass pasture, excellent perimeter and cross-fences, access to electric, and plenty of road frontage! Approximately 52± acres of the southwestern portion of this property has established Bermuda grass and is cross-fenced from the remainder of the native pasture. The western water well near the fence line has been used as the water source for the cattle kept on Bermuda grass. The native pasture has excellent perimeter fences, a water well in the northeast corner along the road and another one in the west near the cross fence. There is also a pond that is currently dry. This is a great all-around tract that is sure to check multiple boxes on your checklist.

Deeded acres: 161.6±
Soil Types: Woodward Quinlan complex, Carey silt loam, Quinlan Woodward complex,
Soil PI/NCCPI/CSR2: 37.4 NCCPI
CRP Acres/payment: No CRP
Taxes: \$317
Lease Status: Open
Possession: Closing
Survey needed?: No survey
Brief Legal: SW/4 NE/4 & Lot 1 SKL. & Lots 1, 2, 3 NKL. 32-8N-15W
PIDs: 0 0000-32-008-015-4-001-00
Lat/Lon: 35.1232, -98.7997
Zip Code: 73062

TRACT 3 DESCRIPTION: 70.32± ACRES

This is an excellent native pasture tract that has a water well with a windmill, as well a pond in the northwest corner along the county road. This tract has access to electric along the county road on the west, as well as along the northern boundary. Three sides of this tract are fenced. The boundary between tracts 3 and 4 will need a fence if they are not bought together.

Deeded acres: 70.32±
Soil Types: Woodward Quinlan complex, Hardeman fine sandy loam, Carey silt loam
Soil PI/NCCPI/CSR2: NCCPI 35.1
CRP Acres/payment: No CRP
Taxes: \$96
Lease Status: Open
Possession: Closing
Survey needed?: No survey
Brief Legal: Lots 3 & 4 NKL. 33-8N-15W
PIDs: 0000-33-008-015-3-001-00

Lat/Lon: 35.12307, -98.78047
Zip Code: 73062

TRACT 4 DESCRIPTION: 70.16± ACRES

Another tract with a great stand of native pasture. The main water source for this tract is on the western side and is an approximately 0.54± acre pond. Potential access to electric on the north and east boundaries. The road frontage for this property is along the eastern boundary. If tract 4 is bought separately from tracts 3 or 5, fences will be needed between those tracts.

Deeded acres: 70.16±
Soil Types: Woodward Quinlan complex, Hardeman fine sandy loam, Carey silt loam
Soil PI/NCCPI/CSR2: NCCPI 35.1
CRP Acres/payment: No CRP
Taxes: \$126
Lease Status: Open
Possession: Closing
Survey needed?: No survey
Brief Legal: Lots 1 & 2 NKL. 33-8N-15W
PIDs: 0000-33-008-015-4-001-00
Lat/Lon: 35.12304, -98.78924
Zip Code: 73062

TRACT 5 DESCRIPTION: 38.86± ACRES

This is the smallest tract of this property, but still has a lot to offer. It's on the corner of County Line Road(E1310) and NS2360 Road with electric along both roads. The pond on this tract is approximately 0.3± acres in size. This is a perfect sized tract for someone wanting to get started or potentially build a home. If this tract is bought separately from tract 4, it will need fence along the northern boundary.

Deeded acres: 38.86±
Soil Types: Woodward Quinlan complex, Hardeman fine sandy loam, Carey silt loam
Soil PI/NCCPI/CSR2: NCCPI 35.1
CRP Acres/payment: No CRP
Taxes: \$48
Lease Status: Open
Possession: Closing
Survey needed?: No survey
Brief Legal: Lot 4 SKL. 34-8N-15W
PIDs: 0000-34-008-015-3-002-00
Lat/Lon: 35.11858, -98.77784
Zip Code: 73062

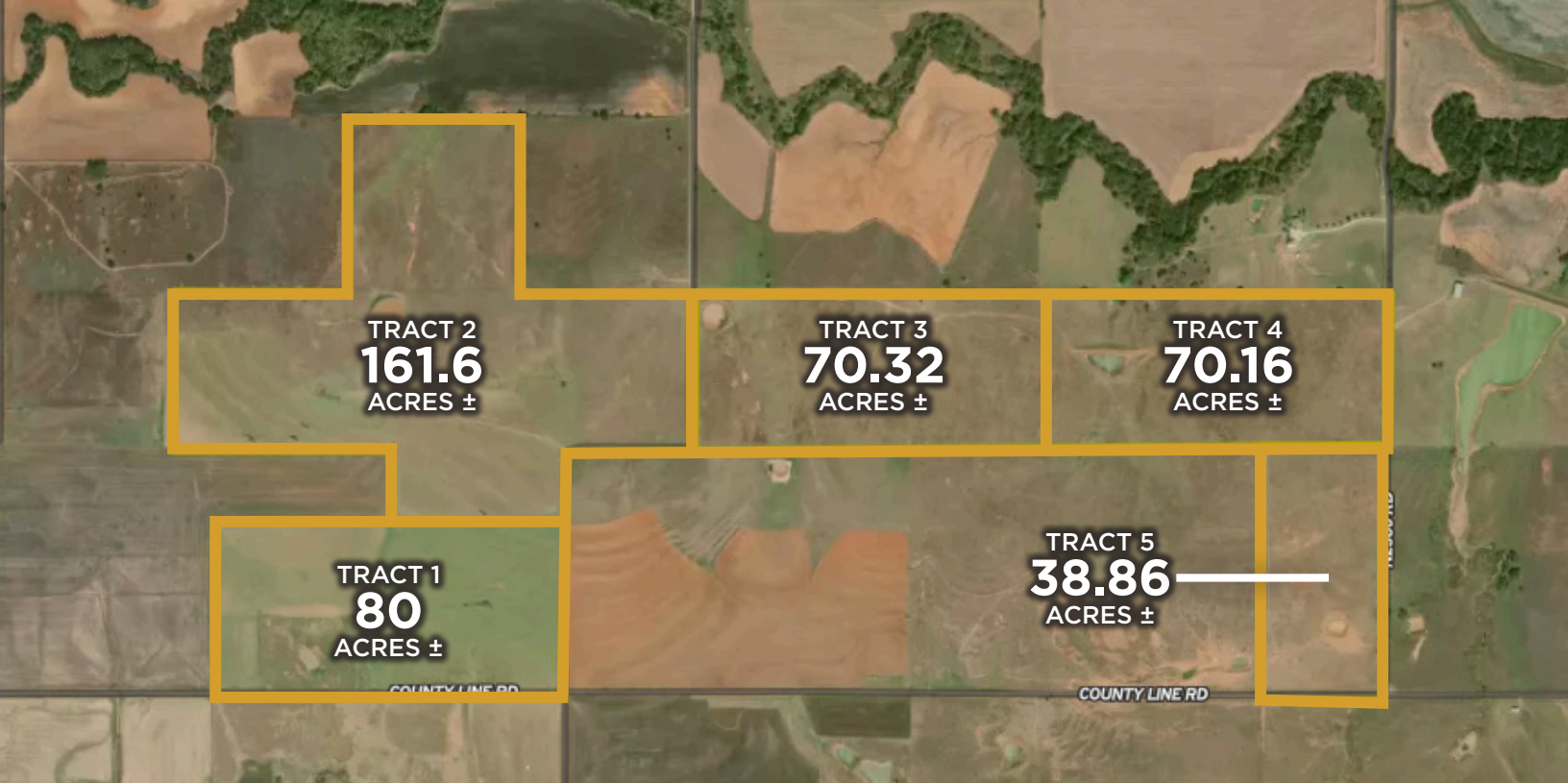


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RANCHANDFARMAUCTIONS.COM

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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