

# LAND AUCTION



## 95 AC± | 7 TRACTS | OKLAHOMA CO, OK

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

**AUCTION DATE:** 5/8/25 | **AUCTION TIME:** 3 PM CT

**AUCTION HELD AT:** SPENCER EVENT CENTER  
2705 SPENCER RD, SPENCER, OK 73084

This beautifully timbered acreage property presents a rare opportunity to purchase prime land at auction, divided into seven tracts ranging from 5.5 acres to 22 acres with easy access to all of the amenities one could desire, while also offering privacy and seclusion for your new home build. With paved road frontage, along with electric and fiber internet available at the road, this property is well-positioned for those looking to build a custom home, establish a hobby farm, or make a long-term land investment.

Each buyer will receive a seller credit at closing of \$20,000, which can be used toward the installation of a septic system, water well, and concrete entry, making the transition to building even more convenient. All tracts will be subject to a deed restriction to maintain long-term value and property integrity including a restriction against mobile homes. Located just minutes from Choctaw, Nicoma Park, Midwest City, and only 18 miles from downtown Oklahoma City, this acreage is located in a great spot for those looking to get out of town, but still close enough for work and other amenities.

The flexibility of tract sizes allows buyers to choose a parcel that best fits their vision, whether that means a smaller, more manageable acreage or a larger estate-sized property. The combination of utilities, accessibility, and seller incentives makes this auction an incredible opportunity for those looking to secure quality Oklahoma land. Interested buyers are encouraged to explore the aerial map and reach out for more information. This is your chance to own a piece of Oklahoma County land with the infrastructure and flexibility to build the property of your dreams. Pick your favorite tract, combine a couple of tracts, or purchase all 95 acres and truly enjoy all that this area has to offer. Call today for more details or to schedule a private showing.

### TRACT 1 DESCRIPTION:

17.09+/- acres on the West side of the main acreage. Offers road frontage on the north and the south side of the property. Primarily made up of large hardwoods and a small portion of wet weather creek on the SE corner.

### TRACT 2 DESCRIPTION:

10+/- acres offering great spots to build your new dream home tucked away and with plenty of privacy and seclusion. Boundary lines have been cleared as well as some trails made to access the whole acreage. Come in and clear your new homesite location and enjoy all that the area has to offer.

### TRACT 3 DESCRIPTION:

10+/- acres offering great spots to build your new dream home tucked away and with plenty of privacy and seclusion. Boundary lines have been cleared as well as some trails made to access the whole acreage. Come in and clear your new homesite location and enjoy all that the area has to offer.

### TRACT 4 DESCRIPTION:

10+/- acres offering great spots to build your new dream home tucked away and with plenty of privacy and seclusion. Boundary lines have been cleared as well as some trails made to access the whole acreage. Come in and clear your new homesite location and enjoy all that the area has to offer. Additional low areas toward the back of the property also provide potential spots to add a pond with a wet weather creek passing through the property.

### TRACT 5 DESCRIPTION:

At 22+/- acres, Tract 5 is the largest tract available in this offering. This tract again offers large mature timber, excellent home build spots, as well as some additional low lying areas and wet weather creeks providing water access on the property. Boundary lines have been cleared as well as some trails allowing for access through most of the property. Pick your new homesite location and be tucked away with all the privacy and seclusion you could desire.

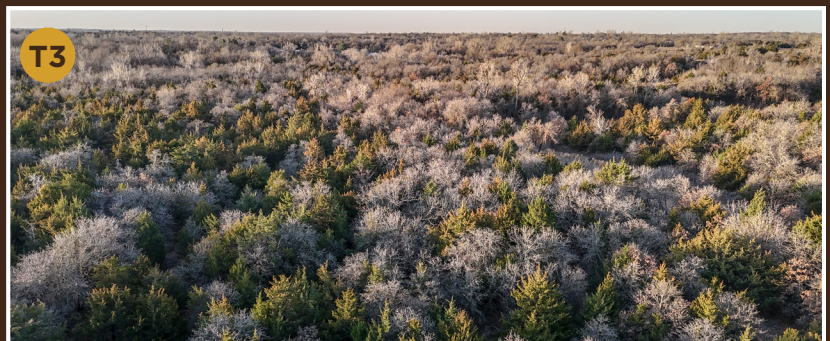
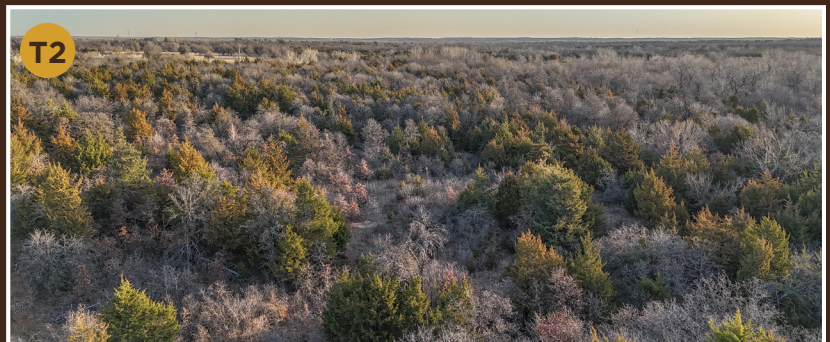
### TRACT 6 DESCRIPTION:

22.13+/- acres is another large tract of the property again with timber and wet weather creeks throughout. This property has paved road access on the north and east side, but due to the creek locations, you will want to put your entry on the SE side of this tract. Boundary lines have been cleared as well as trails to access through some of the acreage, this tract does offer a little more elevation change than the others. Come in and do some additional clearing, or keep it thick and tuck your new home in the timber offering additional privacy and seclusion.

### TRACT 7 DESCRIPTION:

5.53+/- Acres makes Tract 7 the smallest of all available tracts, but it still offers big time potential all the same. Paved road frontage on Hiwassee Road makes this property easy to access. The back (West) side of the property does have a wet weather creek running across it, so the wildlife in the area are sure to use this property. Build your dream home on this acreage and enjoy peaceful all that this area has to offer. Boundary lines have been cleared on the property as well.

<b>Tract #:</b>	All Tracts
<b>Taxes:</b>	\$78.84
<b>Lease Status:</b>	Open Tenancy for 2025 crop year
<b>Possession:</b>	Immediate possession subject to current tenants' rights for 2024
<b>Survey needed?:</b>	No survey needed
<b>Brief Legal:</b>	N ½ NE ¼ and pt NW ¼ S9 T12N R1W Oklahoma Co, OK
<b>PIDs:</b>	142962975, 168531500
<b>Lat/Lon:</b>	35.53478, -97.30493
<b>Zip Code:</b>	73084



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

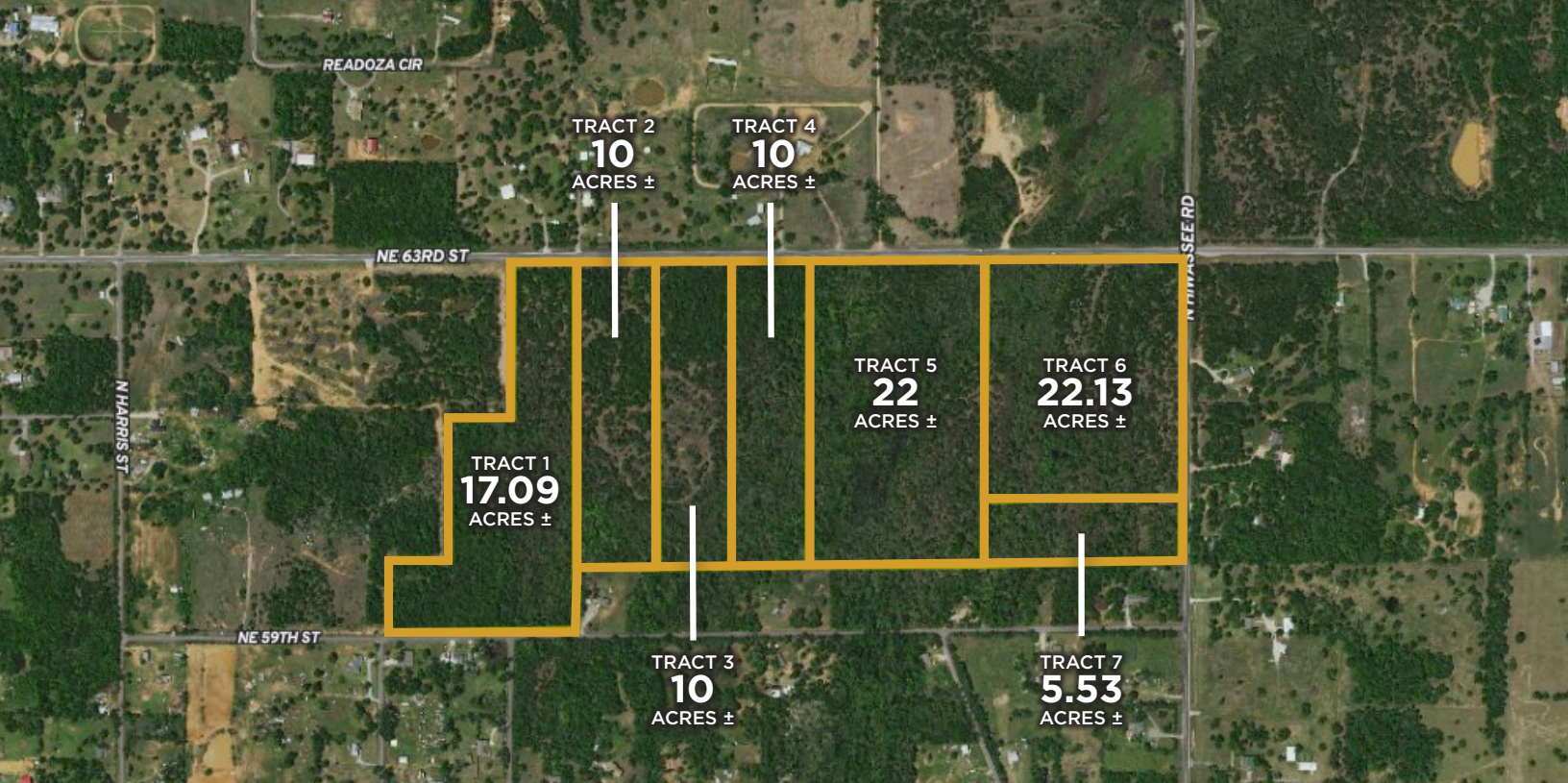
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**RANCHANDFARMAUCTIONS.COM**

**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 | Abe Cabrera, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 918.408.6439 | Sean O'Grady, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 405.747.0284



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