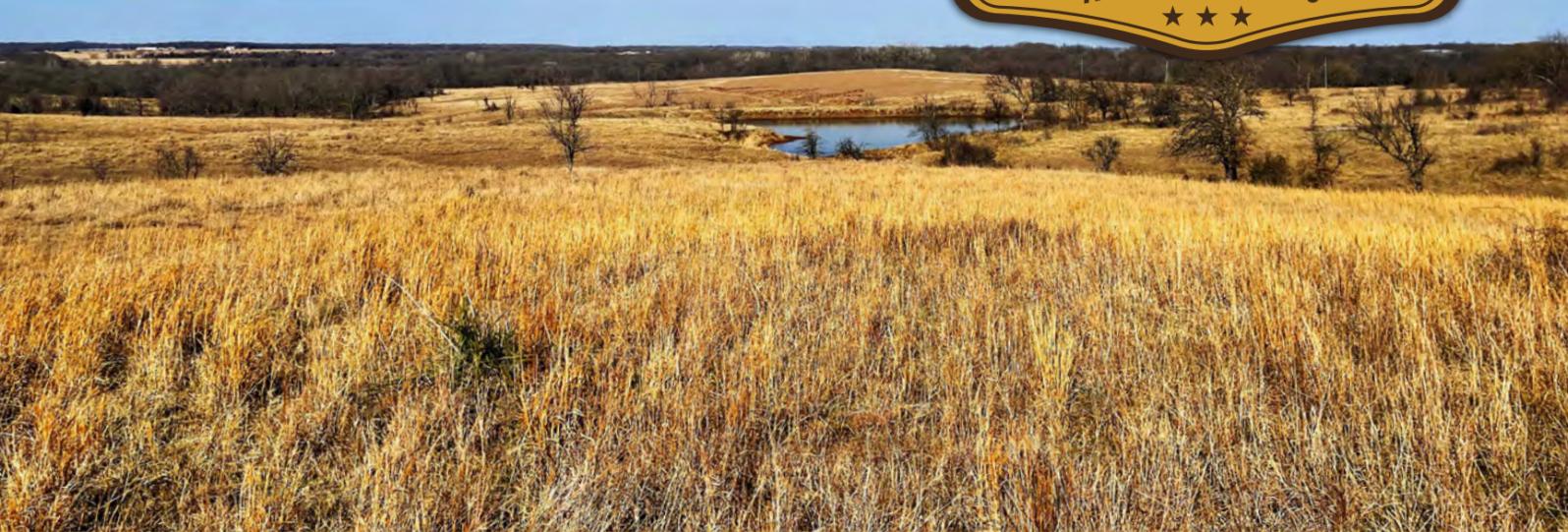


LAND AUCTION



320 AC± | 5 TRACTS | PONTOTOC CO, OK
ADDITIONAL ACREAGE ADDED BY NEIGHBORING LANDOWNER TO BE OFFERED IMMEDIATELY AFTER THE SALE OF THE 789 ACRE TRACT.

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/16/22 | **AUCTION TIME:** 1:00 PM

AUCTION LOCATION: AGRI-PLEX

1710 N BROADWAY AVE D | ADA, OK 74820

This beautiful farm in Pontotoc, County Oklahoma is one that you are not going to want to miss out on. Located just 15 minutes west of Ada puts it in a prime location, not far from town, and along well-maintained gravel roads. Cattle ranchers are in luck, this farm consists of multiple large native grass pastures with beautiful ponds scattered throughout. Well-maintained fences will give you security and make your job just a little easier. Outdoorsmen are not going to be left out, there are a few tracts in this farm that are an outdoorsman's dream. Big timber lines the deep drawls, thick underbrush, and native grass openings, and more than enough water provide wildlife with everything they need to thrive on these properties. Additionally, there are great waterfowl opportunities on this farm with no shortage of large farm ponds that attract ducks and geese when the temperature starts to drop. This farm has a little something for everyone, so don't miss out on your chance to own a piece of this gorgeous property.



TRACT 1: 40 +/- ACRES If you graze cattle, this beautiful native grass pasture in Pontotoc County, Oklahoma will be a great addition to your ranch and is one that you don't want to let slip by. A gated entry and great fencing along a well-maintained gravel road gives you security knowing your livestock will stay where you put them. The property is mainly grassland with a few scattered shade trees. There is a large pond on the tract that holds water even on the driest of years, giving your cattle a sustainable water source and offering waterfowl hunting opportunities. Neighboring parcels will also be up for auction giving you the opportunity to piece together an amazing farm.



TRACT 2: 40 +/- ACRES This beautiful native grass pasture ground in Pontotoc County will be the perfect addition to your cattle operation. It is located just 15 minutes west of Ada, Oklahoma, and has well-maintained gravel road frontage on two sides making for easy access. The perimeter of the property is fenced on two sides and the adjoining pastures are up for auction also. The property consists of mostly open native grass pasture and a drawl that holds a stand of hardwood trees that will provide shade during those hot summer months. Electricity on the north and east side of the property provides opportunities to build your dream home.



TRACT 3: 80 +/- ACRES This Beautiful Pasture Ground in Pontotoc County has great livestock and hunting potential. It is located just 15 minutes west of Ada, Oklahoma, and has gravel road frontage making for easy access. The perimeter of the property is fenced on the north and south side as well as a cross fence through the center. The property consists of mostly open native grass pasture as well as scattered brush and timber along the north side offering shade for your livestock in the hot summer months and cover for wildlife. Electricity is available at the road on the south side. This great multi-use property will be an awesome addition to a cattle or hunting operation.



TRACT 4: 80 +/- ACRES This Beautiful Pontotoc County tract has awesome hunting and cattle grazing potential. It is located just 15 minutes west of Ada, Oklahoma and has gravel road frontage making for easy access. The property consists of open native grass pasture and oak timber offering terrain suitable for cattle and deer. A large pond stays full even on the driest of years providing a stable water source for both cattle and wildlife. Big timber drawls, thick underbrush, and creek bottoms provide great habitat for all wildlife. Electricity is available at the road on the north side where you could easily build a hunting cabin or your dream home. Don't miss out on a chance to be sitting in a tree stand or grazing cattle on this awesome tract.



TRACT 5: 80 +/- ACRES This Beautiful Pontotoc County tract has awesome hunting and cattle grazing potential. It is located just 15 minutes west of Ada, Oklahoma, and has gravel road frontage making for easy access. The property consists of open native grass pasture and oak timber offering a terrain suitable for cattle and deer. Flat openings in the bottoms provide many potential food plot locations. Big timber drawls, thick underbrush, and creek bottoms provide great habitat for all wildlife. A live water creek and nice pond provide year-round water sources that don't go dry even during the driest years. Electricity is available at the road on the north side where you could easily build a hunting cabin to host deer camp. Don't miss out on a chance to be sitting in a tree stand or grazing cattle on this awesome tract.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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