

LAND AUCTION



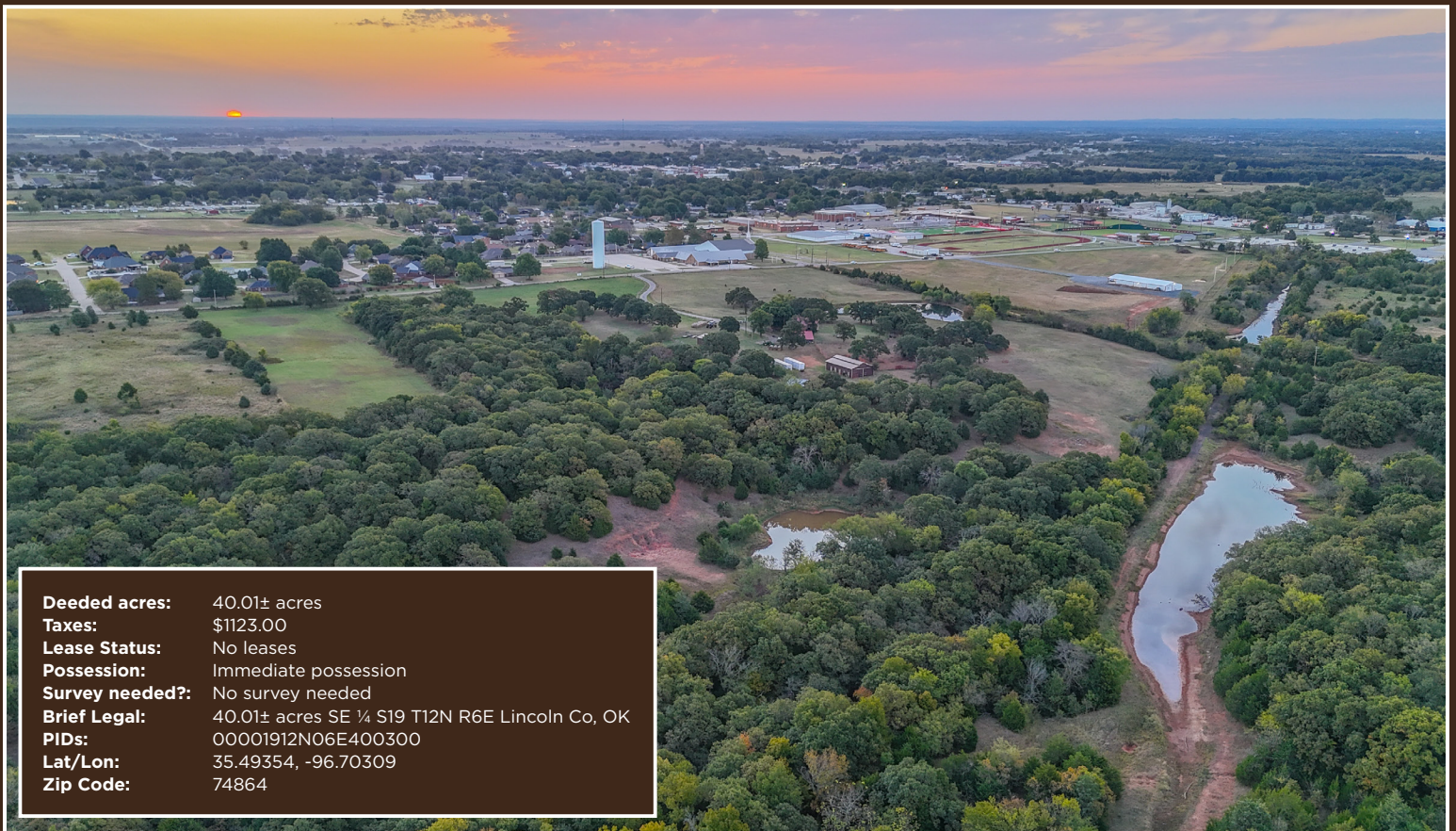
40.01 AC± | 1 TRACT | LINCOLN CO, OK

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/6/24 | **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: FIRST BAPTIST CHURCH YOUTH CENTER
1500 BLUEBELL RD, PRAGUE, OK 74864

Are you looking for a prime piece of real estate located right on the edge of town, but with the potential to be utilized in a number of different ways? Investment, development, or even a primary residence... Look no further than this beautiful acreage located right next door to the Prague First Baptist Church, Prague High School, and just minutes from downtown. This acreage offers a great mix of mature timber, good hay fields, multiple ponds, as well as access to all of the utilities you could possibly need. Whether you are looking to develop the newest neighborhood in town or potentially just want to build your new dream retreat in the country with all the amenities of town, this place could check a lot of those boxes. The property is located on a paved road and just ½ mile from Highway 62 and included utilities for the property are electric, fiber internet, and rural water. Already on-site is a 2,080 sq ft home built in 1971, as well as multiple outbuildings including a game room/guest cabin, large barn for stables, shop with equipment storage, and so much more. There are 3 ponds scattered across the property offering great fishing, but could also be the focal points to develop a new neighborhood around for the investment/development-minded buyer. A good sized hay meadow on the north end of the property also offers additional space for a strategically laid out neighborhood. The property is currently not located inside the city limits of Prague, but the county road on the east side is the boundary. Shopping, groceries, school, athletic facilities, church and more are all located within walking distance of this property. Enjoy all the benefits of town, while also having plenty of space to spread out and enjoy some peace and quiet. The epitome of country living with all the amenities of town just minutes away.



Deeded acres: 40.01± acres
Taxes: \$1123.00
Lease Status: No leases
Possession: Immediate possession
Survey needed?: No survey needed
Brief Legal: 40.01± acres SE ¼ S19 T12N R6E Lincoln Co, OK
PIDs: 00001912N06E400300
Lat/Lon: 35.49354, -96.70309
Zip Code: 74864

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
ABE CABRERA, AGENT: 918.408.6439 | abe.cabrera@whitetailproperties.com
SEAN O'GRADY, AGENT: 405.747.0284 | sean.ogrady@whitetailproperties.com

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 | Sean O'Grady, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 405.747.0284 | Abe Cabrera, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, (918) 408-6439



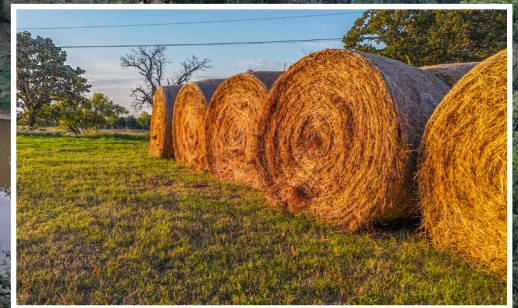
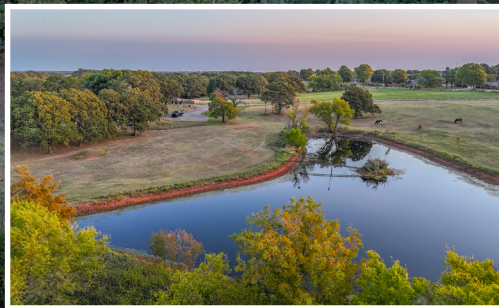
TRACT 1
40.01
ACRES ±

40.01 AC± | 1 TRACT | LINCOLN CO, OK

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/6/24 | **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: FIRST BAPTIST CHURCH YOUTH CENTER
1500 BLUEBELL RD, PRAGUE, OK 74864



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
ABE CABRERA, AGENT: 918.408.6439 | abe.cabrera@whitetailproperties.com
SEAN O'GRADY, AGENT: 405.747.0284 | sean.ogrady@whitetailproperties.com

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
| Sean O'Grady, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 405.747.0284 | Abe Cabrera, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, (918) 408-6439