

LAND AUCTION



789.27 AC± | 8 TRACTS | PONTOTOC CO, OK

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

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

AUCTION LOCATION: AGRI-PLEX

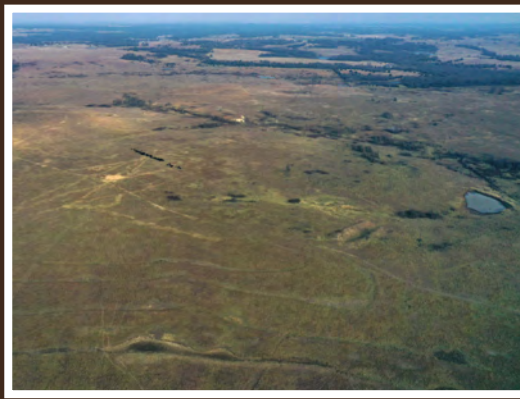
1710 N BROADWAY AVE D | ADA, OK 74820

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, with some paved road frontage, and well-maintained gravel roads. Cattle ranchers are in luck, this farm consists of multiple large native grass pastures with beautiful ponds scattered throughout. There are two sets of cattle working pens and well-maintained fences that will make your job 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: 120 +/- ACRES

- Pasture Ground
- Four Nice Ponds
- Cattle Working Pens
- Electricity
- Rural Water nearby
- Paved Road Frontage



TRACT 2: 120 +/- ACRES

- Pasture Ground
- Two Nice Ponds
- Electricity
- Rural Water nearby
- Paved Road Frontage



TRACT 3: 219.9 +/- ACRES

- Selling Absolute
- Pasture Ground
- 5 Large Ponds
- Electricity
- Rural Water nearby
- Gravel Road Frontage



TRACT 4: 40 +/- ACRES

- Pasture Ground
- Cattle Working Pens
- Electricity
- Rural Water nearby
- Gravel Road Frontage



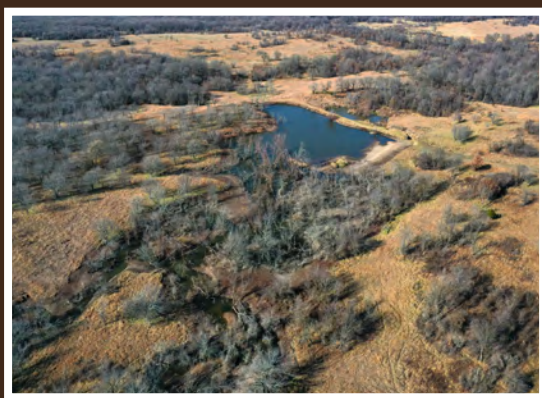
TRACT 5: 40 +/- ACRES

- Pasture Ground
- Electricity
- Rural Water nearby
- Gravel Road Frontage



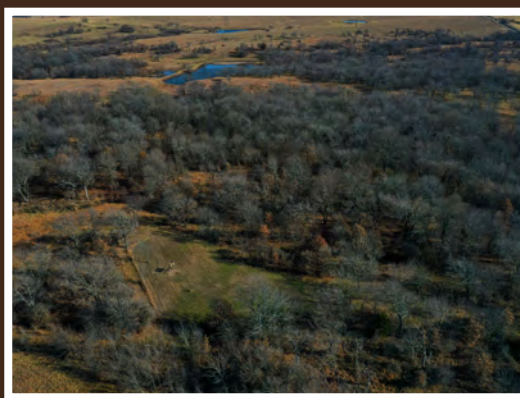
TRACT 6: 80 +/- ACRES

- Pasture Ground
- Three Large Ponds
- Hunting Potential
- Electricity
- Gravel Road Frontage



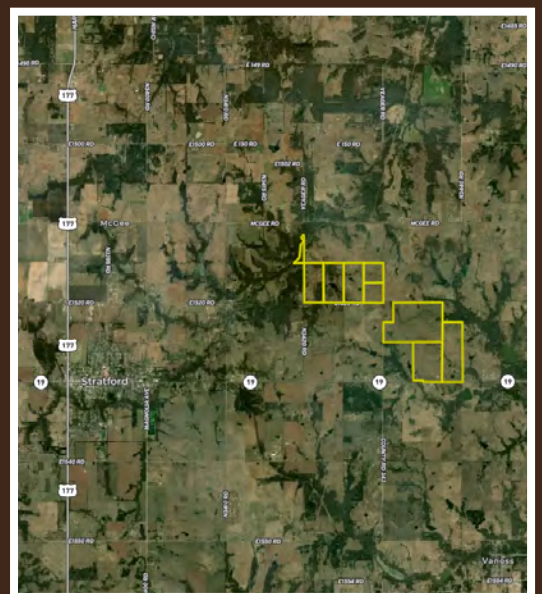
TRACT 7: 80 +/- ACRES

- Oak Timber
- Awesome Hunting Potential
- Massive Duck Pond
- Electricity
- Gravel Road Frontage



TRACT 8: 90 +/- ACRES

- Oak Timber
- Pasture
- Food plot
- Electricity
- Gravel Road Frontage



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.

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