

# LAND AUCTION



## 105.8 AC± | 2 TRACTS | GARFIELD CO, OK

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

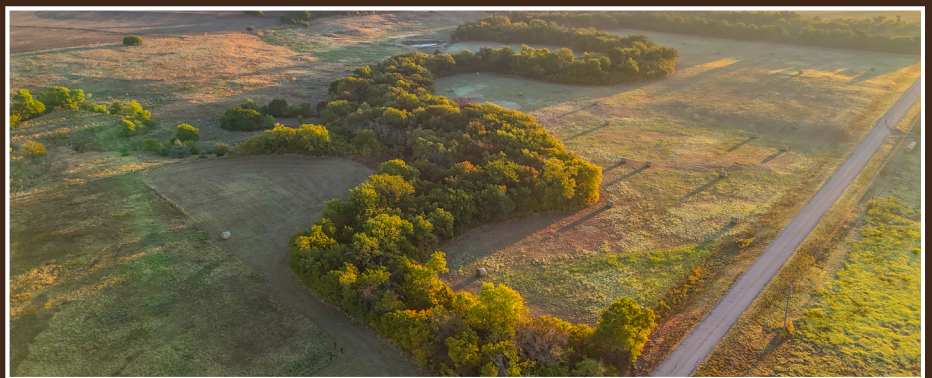
**AUCTION DATE:** 11/19/24 | **AUCTION TIME:** 11 AM CT

**AUCTION HELD AT:** GARBER COMMUNITY THEATRE  
402 MAIN STREET, GARBER, OK 73738

Known for being one of the top wheat producing counties in the state, this area is also highly sought after for cattle ground and excellent hunting opportunities. No matter what your goals are, this acreage is sure to check a lot of those boxes. Located on a paved road and just minutes from town, you could easily make this acreage your new primary residence, or simply add it on to your existing farm portfolio and expand your reach. The home on the property was originally built in 1996 and offers plenty of space as a main home, foreman's home or could be an excellent spot to build your new dream home in the country with utilities already in place. The large buildings provide abundant space for storing equipment both large and small, and could also be transitioned into stables for the equestrian buyers. Several large hay meadows are scattered across the acreage and the recreational opportunities, especially on the east side will provide plenty of opportunity whether you are looking for deer, waterfowl or even pheasant. Located just up the road from Garber, easy access to Enid and Highway 412 makes this highly appealing acreage no matter what your intended use.

**TRACT 1 DESCRIPTION: 58± ACRES** Made up of good grass with additional cross fencing, Tract 1 could easily be used for hay production, cattle grazing, equestrian uses with a riding arena, as well as multiple large barns and outbuildings providing plenty of space for equipment. The home is 1,688± sq ft and includes three bedrooms and two bathrooms. It also has a large extra room off the back side of the house that provides additional space for entertaining, working, or anything else you can think of. The buildings include a 2,400± sq ft and 1,500± sq ft barn that each includes additional lean-to space for even more storage for equipment. The property could also be utilized for an equestrian buyer with space for stalls or improvements to be added.

**TRACT 2 DESCRIPTION: 47± ACRES** Surrounded by large ag ground, this smaller acreage tract for the area could provide some of the finest hunting available with a great mix of cover, water and strategic setup locations to catch deer coming and going from feed. Elkhorn Creek meanders through this entire portion of the acreage providing travel and seasonal water opportunity. A spring fed creek provides year round water even during the dry summer months. We even spotted multiple pheasants while walking the property, and this area is also known for its incredible waterfowl potential as well. The acreage also offers the potential to run cattle or simply continue with hay production from multiple fields. No matter what your goals are, this tract is likely to check a lot of those boxes.



**Buyer's Premium:** 5%  
**Taxes:** \$1544 for both tracts  
**Lease Status:** Open Tenancy for 2025  
**Possession:** Immediate possession  
**Survey needed?:** Survey required if sold in 2 tracts  
**Brief Legal:** Pt SE ¼ 27 T23N R3W Garfield Co, OK  
**PIDs:** 0000-27-23N-03W-4-313-00  
**Lat/Lon:** 36.43539, -97.50147  
**Zip Code:** 73738

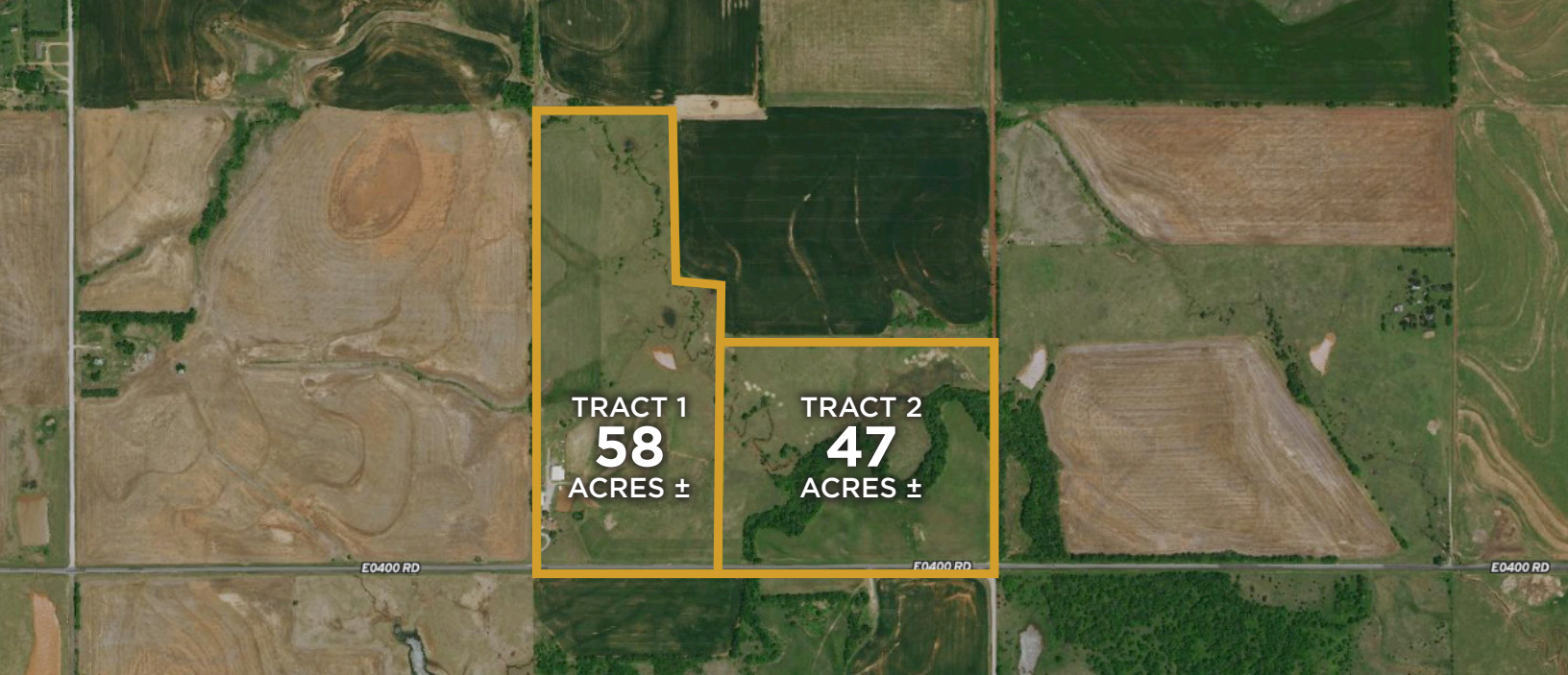
**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**RANCHANDFARMAUCTIONS.COM**

**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 | Sean O'Grady, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 405.747.0284 | Austin Workman, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 580.307.5688





TRACT 1  
**58**  
ACRES ±

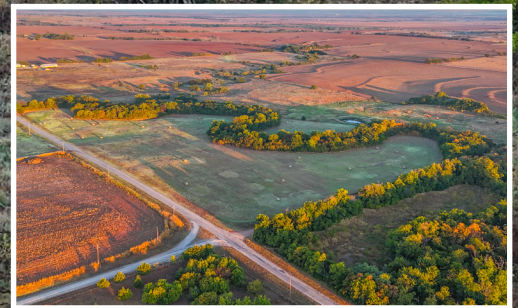
TRACT 2  
**47**  
ACRES ±

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