

LAND AUCTION



ABSOLUTE AUCTION

80 AC± | 1 TRACT | KAY CO, OK

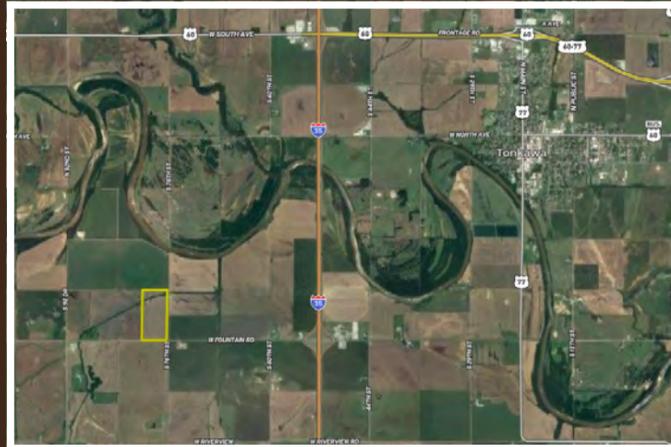
ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/20/22 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: ART CENTER OF TONKAWA
200 E GRAND AVE | TONKAWA, OK 74653**

Selling Absolute. Located in the heart of farming country, this primarily all tillable tract offers a great opportunity for a beginner farmer, or someone looking to add on to their current operation. Conveniently located just about 1 mile from I-35, this property is easily accessible from multiple surrounding towns with good county road frontage on 2 sides. Electricity is available on the south and east sides of the property if desired. The north end of the property does have a wet weather creek that runs across it that should offer some additional hunting opportunities if desired for the outdoorsman, but this tract is primarily going to be a great farming addition. Soils on the property are mainly class 1 & 2 and include Brewer Silty Clay Loam, Milan Loam & Kirkland Silt Loam.



TRACT 1: 80 ± ACRES

Deeded acres: 80+/- acres

FSA Farmland Acres: 73.68 acres

DCP Cropland Acres: 73.68 acres

Soil Types: Kirkland silt loam, Milan loam, Brewer silty clay loam

Soil PI/NCCPI/CSR2: NCCPI 54.3

CRP Acres/payment: No CRP

Taxes: \$329.00

Lease Status: Open Tenancy for 2023 crop year

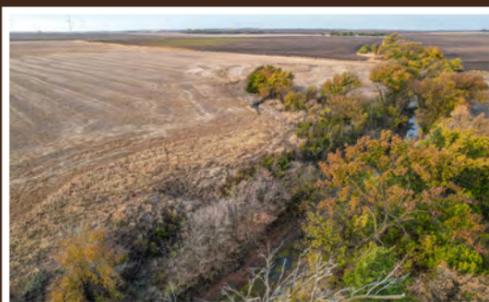
Possession: Immediate possession subject to current tenants rights for 2022

Survey needed?: No survey needed

Brief Legal: E ½ SE ¼ S11 T25N R2W in Kay Co, OK

PIDs: 8700-11-025-02W-4-002-00

Lat/Lon: 36.6554, -97.3747



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

SEAN O'GRADY, AGENT: 405.747.0284 | sean.ogrady@whitetailproperties.com

AUSTIN WORKMAN, AGENT: 580.307.5688 | austin.workman@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 Glzdic, 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