

# MULTI-PROPERTY AUCTION

TUES, APRIL 17 • 10 AM

## Cropland, Grazing & Potential Hunting Property

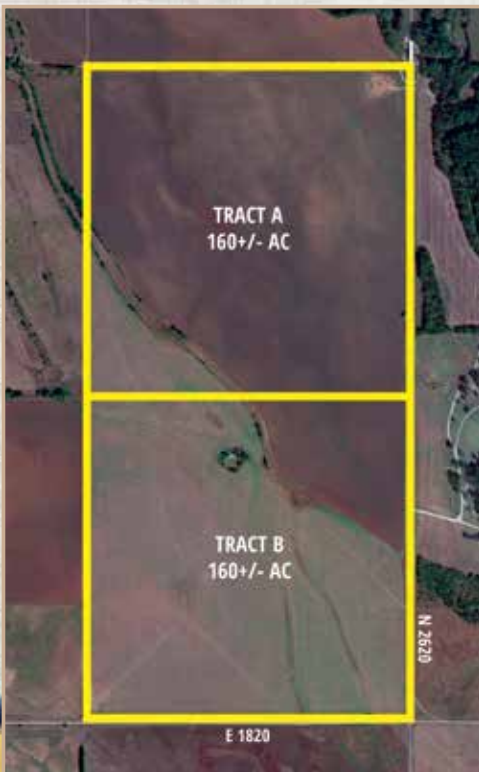
AUCTION LOCATION: COTTON ELECTRIC CO-OP, 226 N BROADWAY ST, WALTERS, COTTON COUNTY, OK 73572

### 320± ACRES IN COTTON COUNTY OFFERED IN 2 TRACTS FROM 160± ACRES

- Property Address: Corner of E1820 & N2620 Walters, Cotton County, OK 73572
- Legal Description: E/2 14-2S-11 W
- Soils are 100% Class II Port Clay Loam, 0 to 1% slopes
- Cache Creek is near the northeast corner
- Fenced on the west side w/blacktop county road on the east side
- Excellent location just one mile north of Walters, OK

(Directions from Walters: From the intersection of W Missouri Ave & N 2620, north 1 mile to southeast corner of property)

- Near Lawton, OK, Duncan, OK & Wichita Falls, TX



#### TRACT A:

- 143± acres of cropland, 13± acres of Bermudagrass w/balance in waterway

#### TRACT B:

- 130± acres of Tifton 85 Bermuda grass, 24± acres of cropland w/balance in waterway
- County has 3± acre easement on NE corner of property

### 160± ACRES IN COMANCHE COUNTY CROPLAND W/HUNTING POTENTIAL

- Property Address: 13505 SW Coffee Rd Faxon, Comanche County, OK 73540
- Legal Description: NW/4 34-1S-13W
- Productive cropland w/cotton grown last season
- Soils are 88% Class II (Lawton loam, Ashport clay & Ashport loam), 3% Class III (Lawton loam), 5% Class IV (Foard-Hinkle complex) w/the balance in Class V, VII & water
- West Cache Creek flows across the southwest corner, w/dense timber along the creek & a draw on the south end, making for excellent hunting potential!
- Old farmstead in poor condition on the north side
- Near Lawton, OK, Duncan, OK & Wichita Falls, TX



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Cody White, Managing Broker  
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IN COTTON COUNTY**

**160± ACRES  
IN COMANCHE COUNTY**

**AUCTION LOCATION:**

Cotton Electric Co-op, 226 N Broadway St  
Walters, Cotton County, OK 73572

## Cropland, Grazing & Potential Hunting Property

**COTTON COUNTY PROPERTY**

**TRACT A**



**TRACT B**



**COMANCHE COUNTY PROPERTY**



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