AUCTION LITTLE MOON RANCH 74± ACRES

CALUMET COMMERCIAL OFFICE BUILDING ALSO OFFERED IN AUCTION



THURSDAY, JUNE 9 | 10 AM

LITTLE MOON RANCH LOCATION: 0.55± MI N OF HWY 270 & N MAPLE RD, CALUMET, OK 73014 AUCTION LOCATION: CALUMET CITY HALL, 118 W SECOND STREET, CALUMET, OK 73014

INCREDIBLE RETREAT W/ 1,420 \pm SQFT* CABIN, EXCEPTIONAL HUNTING & FISHING WITH 0.5 \pm MI OF RIVER FRONTAGE, 8 INCOME PRODUCING COMMERCIAL WATER WELLS PRODUCING 900 GAL/MIN COMBINED, OKLAHOMA MEDICAL MARIJUANA AUTHORITY APPROVED LOCATION











Buford Resources Real Estate & Auction

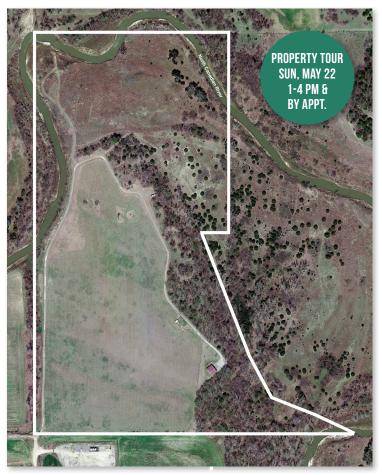
405-833-9499 CRAIG BUFORD Broker/Auctioneer 405-820-9997

JEFF TEBOW

Real Estate Associate/Auctioneer

WWW.BUFORDRESOURCES.COM

CALUMET, CANADIAN COUNTY, OKLAHOMA



Legal Description:

T13N R09W S04 SW4 LTS 9-10-12 OGS LOT 9 39.96A OGS LOT 10 17.65A OGS LOT 12 16.20A TOTAL 73.81 ACRES, Canadian Co., OK





74± ACRES

LITTLE MOON RANCH

1.420 + SOFT CABIN*

- Built in 2008
- 2 Bed/ 1 Bath, Loft
- · Beautiful Wood Burning Rock Fireplace
- Central HVAC
- · Wood Burning Stove
- · City Water & Well Water
- Glass Overhead Door
- Covered Porches
- Well manicured yard surrounding cabin with 5-wire barbwire fence

EXCEPTIONAL HUNTING & FISHING

- · Record Book Deer Harvested on Property
- Incredible River Fishing

0.5 ± MI OF NORTH CANADIAN RIVER FRONTAGE EIGHT INCOME PRODUCING COMMERCIAL WATER WELLS

- Producing 900 Gal/Min Combined
- Each well has a 25 HP Motor/Pump
- Long term transferable water permit approved for mining purposes (Drilling & Primary Completion of Oil & Gas Wells)
- · Historically exceptional income producing opportunity

OKLAHOMA MEDICAL MARIJUANA AUTHORITY APPROVED LOCATION

- Two 200 amp Single Phase Services
- 1 megawatt/1200 amp 3-Phase Service has been run to the property entrance and is approved to be extended onto property
- Ample water availability

IMPROVED BERMUDA PASTURE (35 ± ACRES)

• Produced in excess of 65 5'x6' round bales per cutting

NICE SET OF PIPE WORKING PENS

INCREDIBLE LOCATION WITH REMOTE SETTING

- Minutes from Calumet, 20 \pm min to El Reno, and Only 45 \pm minutes from OKC
- Ideal property for a weekend escape or hunting retreat

EQUIPMENT OFFERED SEPARATELY AT AUCTION

Directions

From N Calumet Rd and Hwy 270 in Calumet: 3.1± mi W on Hwy 270, 0.55± mi N on N Maple Rd to property

1,400± SQFT* COMMERCIAL OFFICE BUILDING

PROPERTY LOCATION: 101 N CALUMET RD., CALUMET, OK 73014
AUCTION LOCATION: CALUMET CITY HALL, 118 W SECOND ST, CALUMET, OK 73014

SCAN FOR ADDITIONAL INFORMATION ABOUT BOTH PROPERTIES





PROPERTY FEATURES

- Recently Renovated
- New HVAC Unit
- 3 Offices, Bathroom, Meeting Space, Storage/Break Room
- Excellent Location in Calumet's main thoroughfare
- Formerly First National Bank of Calumet - Bank Vault Intact

Property Tour: Sunday, May 22 (1-4 PM) and By Appointment



