

PRIME REAL ESTATE AUCTION

10 Minutes
To I-44
3 Miles to
Grand Lake

Selling 56 m/l acres – Horse facility located
on Highway 85 just 3 miles from Grand Lake.

July 10, 2026 @ 4 PM • 450336 S Hwy 85, Afton, OK 74331

Directions: From Vinita, Oklahoma go East on US60 (66) 10 miles to SH 85.

Turn right on SH 85 and go 2 miles to sale site on right.

The Home: 4 bedroom, 2.5 bath metal home with front porch and 2 car carport. Home has a wood burning fireplace. Outside of home is low maintenance metal with gutters and leaf covers. The home has 3 sources of heat--wood, gas and electric. Propane tank is owned.

The Main Barn: 120' X 70' barn with office with heat & air and cowboy quarters. 13 stalls, wash bay with hot water, washer hook-up, feed room, and med room all with drains. Barn has 3-220 Plug-ups as well as a full RV hook up with 50 amp service. All stalls have water, 4 have rotating feeders and outside lights.

Bunk House: 20' X 15' Studio apartment with ½ bath.

Machine Barn: 60' X 60' Barn with 4 pipe stalls, 5 roll up doors, Hay Loft, Water, Electric, Pull through alley, all gravel floor, Red Iron construction.

Hay Barn: 120' X 24' Hay barn with electric, vent fans, 16' sidewalls, Red Iron construction.

Lower Barn: 40' X 50' barn with 3 roll up doors, 4 large stalls and hay loft.

Upper Barn: A 40' X 50' barn for storage.

Additional Barns: 9 (Nine) 12' X 24' loafing sheds, all with water, some have electric.

The Land: The 56 m/l acres is fenced in to 12 paddocks, all with covered sheds, and 2 meadows which produced 836 square bales in 2025.

OPEN HOUSE:

JUNE 28 AND JULY 5 FROM 2 TO 4 PM

Auctioneer's Statement: This prime ranch is situated on SH Hwy 85 just 12 miles from I-44 at Vinita, Oklahoma and 3 miles from Grand Lake/Bernice area. Ranch was originally an emu ranch, however, for several years it has been a horse boarding and training facility. The place could be converted to several uses. Always subject to prior sale until auction date!



Terms and Conditions: The successful bidder on real estate will need to put a 5% escrow deposit at close of auction with balance paid at closing. Cash or good check permitted with ID. Closing will be at the Grand River Abstract closing office in Jay, OK. Property is being sold "As Is, Where Is," with no warranties, guarantees or contingencies. Statements made by auction personnel or for your information only is from sources deemed reliable, but not guaranteed. We urge you to inspect property before bidding. Announcements made day of sale take precedence over printed material.

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