

CALUMET, CANADIAN COUNTY, OKLAHOMA

# MULTI-PROPERTY AUCTION

## LITTLE MOON RANCH

### 74± ACRES



SCAN ME

CALUMET COMMERCIAL OFFICE BUILDING ALSO OFFERED IN AUCTION



**NORTH  
CANADIAN  
RIVER  
FRONTAGE**

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



**Buford Resources  
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# 74± ACRES

## LITTLE MOON RANCH

1,420 ± SQFT 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± min to El Reno, and Only 45± 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

### 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



## 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

