

# MULTI-PROPERTY AUCTION

INCLUDING PROPERTIES IN CHICKASHA, DUNCAN, MARLOW, & WALTERS

THURSDAY, APRIL 27 | 10 AM



## 50± ACRE RANCH & HOME

PROPERTY LOCATION: 2763 CS 2794, CHICKASHA, GRADY COUNTY, OK 73018

AUCTION LOCATION: 200 BLAKELY AVE, RUSH SPRINGS, OK 73082



Property Tour Available by Appointment

Legal Description: 14-06-08-02300 NE/4 SW/4 40.00 AC & 14-06N-08W W 330' OF SE/4 & S/2 1055' OF E 200' OF W 530' OF SE/4 LESS S 1316' OF W 330' OF SE/4 & S 1055' OF E 200' OF W 530' OF SE/4 10.01 AC

### RANCH FEATURES

- Expansive 4,004± sqft\*\* home
- 4 Bed/ 5 Bath
- Vaulted ceiling in living area
- Large kitchen
- Ample space for entertaining
- Office
- 3-car garage
- Oversized carport
- Covered patio w/ hot tub & grill
- Outbuildings with stalls
- Horse runs
- Shop
- Multiple ponds
- Rolling terrain
- Pipe fencing around home
- Gated entrance w/ pipe fenced drive
- Pioneer School District



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Broker/Auctioneer



SCAN ME

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**MULTI-PROPERTY AUCTION: THURSDAY, APRIL 27 | 10 AM**  
**AUCTION LOCATION: 200 BLAKELY AVE, RUSH SPRINGS, OK 73082**



**33± ACRES**  
**PROPERTY LOCATION: 549 CR 1390, CHICKASHA, GRADY COUNTY, OK 73018**



**PROPERTY FEATURES**

- Rolling terrain
- Excellent recreational opportunity
- Potential home sites
- Beautiful views
- Pioneer School District

Property Tour Available by Appointment

Legal Description: 14-06-08-01900 S/2 NW/4 NE/4 NW/4 & S/2 NE/4 NW/4 & NE/4 NE/4 NW/4 LESS THE N 295.16' OF THE EAST 295.16' 33.00 Acres

**5± ACRE COMMERCIAL OPPORTUNITY**  
**PROPERTY LOCATION: 2409 S HIGHWAY 81, DUNCAN, STEPHENS COUNTY, OK 73533**

**PROPERTY FEATURES**

- 173± ft of Hwy 81 frontage
- Circle drive
- Excellent commercial opportunity
- Annual Average Daily Traffic\*: 5,200± ('21)
- Zoned C-4 General Commercial District
- Across from Halliburton Field and the Stephens County Fairgrounds

Property Tour Available by Appointment

Legal Description Available on Website



**RESIDENTIAL LOT**  
**PROPERTY LOCATION: 712 W MCNEESE ST, MARLOW, STEPHENS COUNTY, OK 73005**

**PROPERTY FEATURES**

- 0.19± Acre Lot
- Marlow School District
- Great investment property
- Build your ideal home

Legal Description: BLK 75 W1/2 LT 4& E1/2 LT 5 MARLOW CITY 2.00 Lots

**3 BED/ 1 BATH HOME & SHOP**  
**PROPERTY LOCATION: 213 E WYOMING ST, WALTERS, COTTON COUNTY, OK 73572**

**PROPERTY FEATURES**

- 1,458± sqft\*\* home
- 3 Bed/ 1 Bath
- In-ground storm shelter
- 40' x 30' Shop\*\*
- Excellent investment potential
- Walters School District

Property Tour Available by Appointment

Legal Description: LT 20-23 BLK 33 W HTS 4.00 Lots



SCAN FOR  
 ADDITIONAL  
 INFORMATION  
 ABOUT ALL  
 PROPERTIES



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\*\*Sqft provided by County Assessors Office. \*Provided by Oklahoma Department of Transportation. Buyer is responsible for doing due diligence. Terms: **10% Buyer's Premium**. Visit website for full auction terms. Franchise office is independently owned and operated.