

TUESDAY, MAY 20 | 10 AM

AUCTION 160± ACRES

PRODUCTIVE CROPLAND, NATIVE PASTURE, RECREATIONAL OPPORTUNITY



SINGLE FAMILY OWNERSHIP FOR
MULTIPLE GENERATIONS
FIRST TIME ON THE MARKET
IN 60+ YEARS

PROPERTY LOCATION: NE Corner of 234th St NE and N Radio Rd, Canadian County, OK

AUCTION LOCATION: Piedmont Veteran's Event Center | 240 Edmond Rd NW, Piedmont, OK 73078



CRAIG BUFORD, BROKER/ AUCTIONEER | 405-833-9499

CODY WHITE, BROKER | 405-219-0176



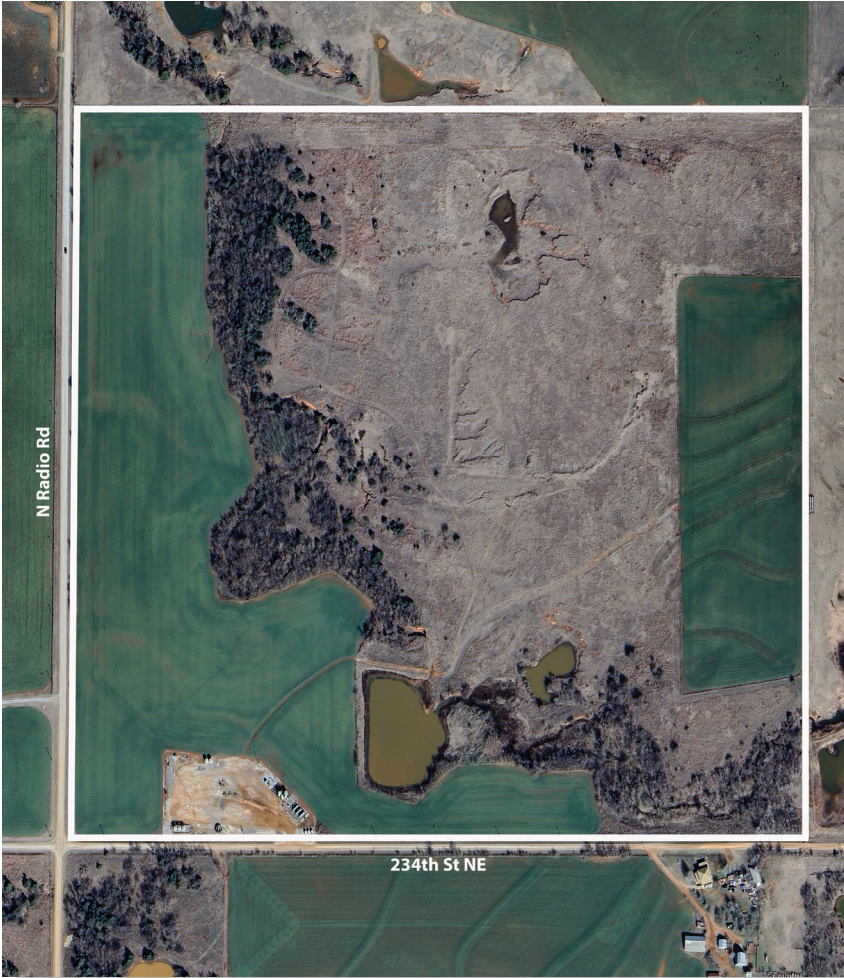
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Terms: **10% Buyer's Premium.** Buyer is responsible for doing due diligence.
Visit website for full auction terms. Franchise office is independently owned & operated.

SCAN FOR
ADDITIONAL
PROPERTY
INFORMATION
→



CANADIAN COUNTY, OKLAHOMA



160± ACRES:

PROPERTY FEATURES:

- Productive Cropland (58± AC) with predominantly Class I and Class II Soils
- Native Pasture (75± AC)
- Hunting & Recreational Opportunity
- Large 2± Acre Pond, 2 Small Ponds
- Mature Trees Throughout (27± AC of Timber)
- Homesite Potential
- Seasonal Creek Provides Wildlife Cover
- Okarche School District
- Electric Available

9± Miles NW of Piedmont

4± Miles E of Okarche

Only 20± minutes from Oklahoma City

DIRECTIONS:

From NW Expressway (Hwy 3) & N Piedmont Rd (Hwy 4): 9± mi NW on NW Expressway, 3± miles N on Evans Rd, 0.5± W on 234th St NE to SE Corner of Property

LEGAL DESCRIPTION: SW/4 1-14N-7W (160.00 Acres) Canadian County, Oklahoma



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PROPERTY TOURS AVAILABLE BY APPOINTMENT