



**AUCTION 978±
ACRES**

TUESDAY, JULY 22 | 10:00 AM



**Buford Resources
Real Estate
& Auction**

United Country | Buford Resources Real Estate & Auction
9220 N Kelley Ave, Oklahoma City, OK 73131

CRAIG BUFORD, BROKER/ AUCTIONEER | 405-833-9499
VAN BAIZE, REAL ESTATE ASSOCIATE | 940-366-3407

10% Buyer's Premium. Visit website for full terms. Franchise office is independently owned and operated.

TX 13500

**AUCTION 978±
ACRES**

**BUY ALL OR PART:
OFFERED IN 3 TRACTS FROM 210± ACRES**

Property Location: 13291 FM 2332, Henrietta, Clay County, Texas 76365



**Buford Resources
Real Estate
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405-833-9499
TXRanchAuction.com

HENRIETTA, TEXAS

AUCTION 978± ACRES

BUY ALL OR PART - OFFERED IN 3 TRACTS FROM 210± ACRES

**EXCEPTIONAL
COMBINATION
RANCH**

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Property Location: 13291 FM 2332, Henrietta, Clay County, Texas 76365

Auction Location: The Rock Barn, 100 E Wichita St, Henrietta, TX 76365



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UC
RANCH
PROPERTIES

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SCAN FOR
ADDITIONAL
PROPERTY
INFORMATION



AUCTION 978± ACRES

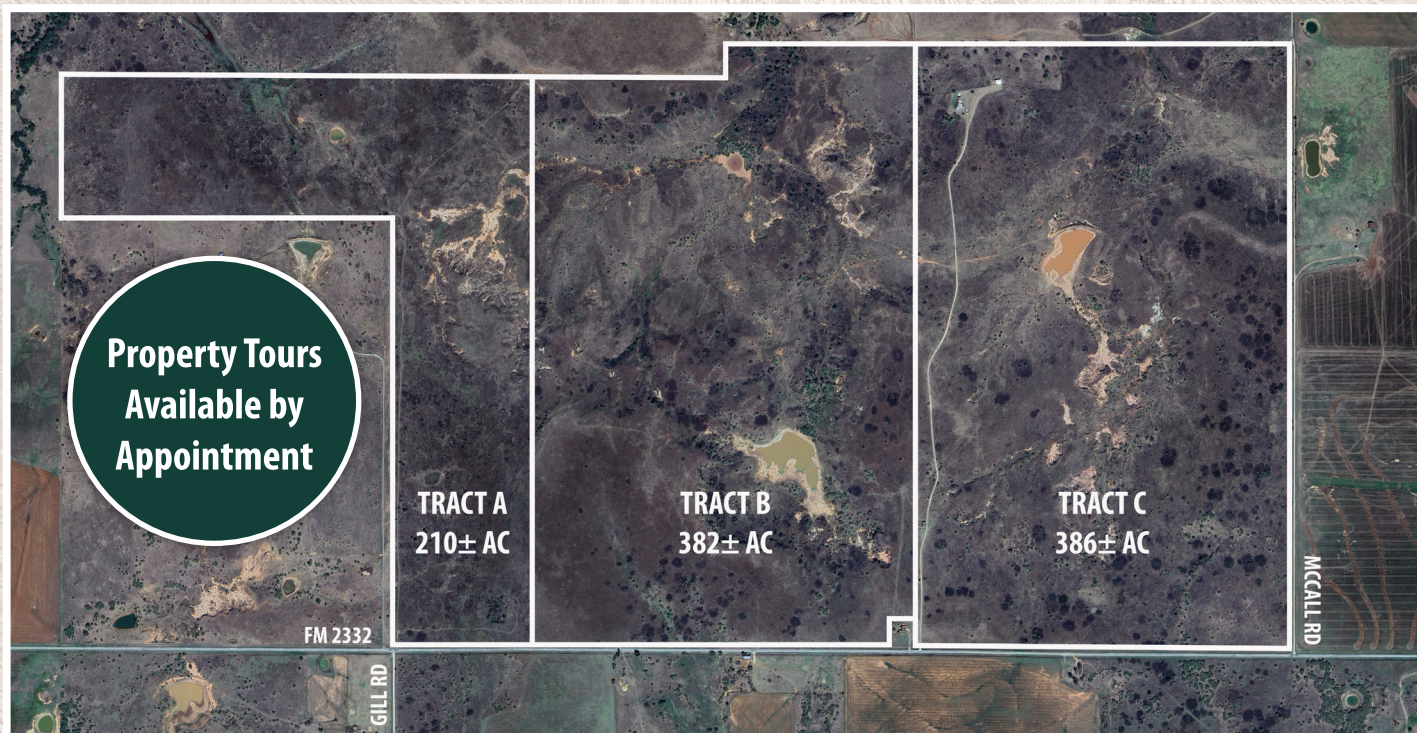
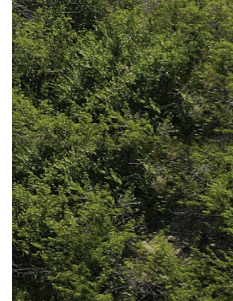
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PROPERTY FEATURES:

- Excellent Combination Ranch
- Ideal for Grazing, Hunting, & Recreational Use
- Exceptional Water with Multiple Large & Small Tanks
- 2 Water Wells
- Variety of Native Prairie Grasses
- Well Fenced & Cross-Fenced
- Cattle Guards
- Nice Elevation Changes
- Homesite Potential
- Mostly Open with Mature Trees Throughout
- Ideal Wildlife Habitat for Quail, Whitetail Deer, & Rio Grande Turkey
- Henrietta ISD

EXCEPTIONAL LOCATION:

- 25± Minutes from Henrietta
- 40± Minutes from Wichita Falls
- Only 2± Hours from DFW
- Only 2.5± Hours from OKC

ADDITIONAL TRACT FEATURES

TRACT A: 210± ACRES

- Holding Pens w/ Trailer Loadout

TRACT B: 382± ACRES

- Large Tank with Fishing Pier

TRACT C: 386± ACRES

- Adobe Style Home Built in 1989*
 - 2,614± Sqft*
 - 2 Bed/ 2 Bath
 - Spanish Tile Floor
 - Large Master Bedroom with fireplace, double vanity, shower, bathtub, & walk-in closet
 - Beautiful Stained Glass Window in Guest Bedroom
 - Open Living Area
 - Ample Storage
 - Lots of Natural Light
 - Covered Parking Area
 - Water Fountain in Front
 - Large Outdoor Patio
- Cattle Pens w/ Squeeze Chute & Loading Chute
- 1,140± Sqft Barn
 - Partial Concrete Floor
 - Drive-through doors
 - Saddle Room/ Tack Room
 - Storage Room
 - Horse Stalls

*According to the Clay County Appraisal District. Buyer Responsible for Due Diligence

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