

MULTI-PROPERTY LAND AUCTION ON BEHALF OF THE HAROLD W POWELL ESTATE



TUESDAY, AUGUST 18 | 10:00



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

CRAIG BUFORD, BROKER/ AUCTIONEER | 405-833-9499
CODY WHITE, BROKER | 405-219-0176

Terms: **10% Buyer's Premium.** Surface Only. Buyer is responsible for doing due diligence.
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AUCTION 1,110± ACRES

MULTI-PROPERTY | BUY ALL OR PART:
OFFERED IN 7 TRACTS FROM 152± ACRES

PRODUCTIVE RANCLAND WITH ABUNDANT WATER & STRONG AGRICULTURAL INFRASTRUCTURE



405-833-9499
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COTTON COUNTY, OKLAHOMA

AUCTION 1,110± ACRES

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OFFERED
ON BEHALF OF THE
HAROLD W POWELL
ESTATE

TUESDAY, AUGUST 18 | 10:00 AM

TEMPLE, COTTON COUNTY, OKLAHOMA

Live Auction Location: Cotton Electric Community Center | 308 N Broadway, Walters, OK



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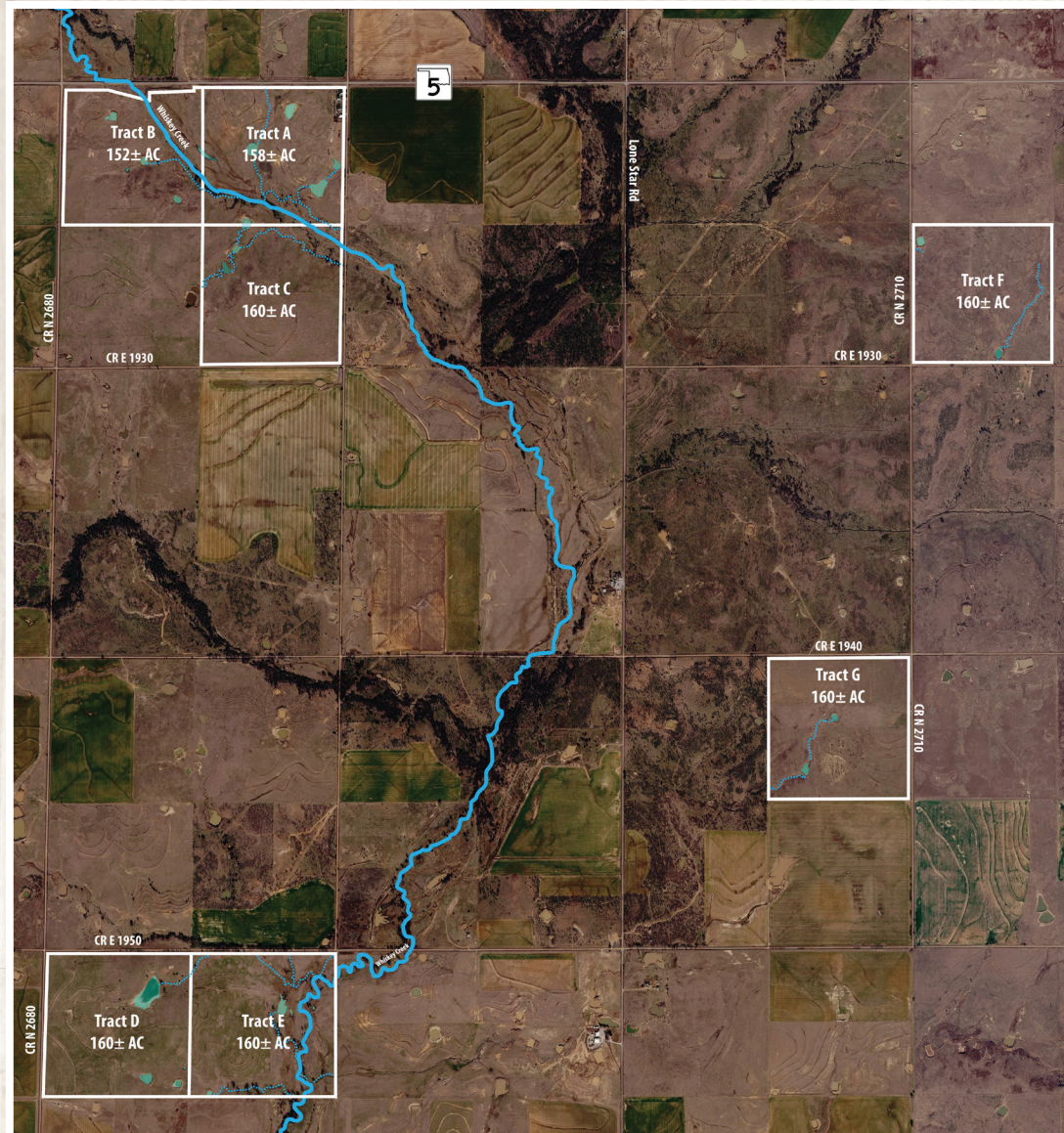
SCAN FOR
ADDITIONAL
PROPERTY
INFORMATION



1,110± ACRES

**LIVE AUCTION | BUY ALL OR PART:
OFFERED IN 7 TRACTS FROM 152± ACRES**

OFFERED IN 7 TRACTS



TRACT A: 158± ACRES

- Address: 192035 N S County Road 2690, Temple, OK 73568
- Native and improved pasture
- General stocking rate: 10 acres per animal unit
- Approximately 0.5± miles of frontage along State Highway 5
- CR N2690 frontage along the east side
- Ponds throughout providing water for livestock
- Whiskey Creek runs through the southwest portion of the tract
- Fenced and cross-fenced into three primary pastures
- Portions of the tract are tillable
- Tracts A, B, and C have historically been operated together

Improvements

- 2,764± sq. ft. concrete block home with metal roof*
- 2,400± sq. ft. metal shop building*
- 1,872± sq. ft. Quonset barn*
- Livestock pens with hydraulic chute
- Additional outbuildings
- Grain bins and overhead feed bin

*Per Cotton County Assessor

TRACT B: 152± ACRES

- Native and improved pasture
- General stocking rate: 10 acres per animal unit
- Approximately 0.5± miles of frontage along State Highway 5
- CR N2680 frontage along the west side
- Ponds throughout providing water for livestock
- Whiskey Creek runs through NE corner of tract
- Fencing in Excellent Condition
- Tracts A, B, and C have historically been operated together

TRACT C: 160± ACRES

- Native and improved pasture
- General stocking rate: 10 acres per animal unit
- CR N2690 and CR E1930 frontage
- Ponds throughout providing water for livestock
- Cotton County Rural Water District No. 2 water meter located at the SW corner
- Whiskey Creek runs through the NE corner of tract
- Fencing in excellent condition
- Some cross-fencing
- Tracts A, B, and C have historically been operated together

TRACT D: 160± ACRES

- Native pasture
- General stocking rate: 10 acres per animal unit
- CR frontage along N2680 and E1950
- Large 4.5± acre pond
- Water meter located on the tract
- Fenced & cross-fenced

TRACT E: 160± ACRES

- Native pasture
- General stocking rate: 10 acres per animal unit
- CR frontage along E1950
- Pond providing livestock water
- Whiskey Creek runs through east side of property

TRACT F: 160± ACRES

- Native pasture
- General stocking rate: 10 acres per animal unit
- Located approximately 0.5± miles south of State Highway 5
- CR frontage along N2710 and E1930
- Ponds providing livestock water
- Fenced & cross-fenced

TRACT G: 160± ACRES

- Native pasture
- General stocking rate: 10 acres per animal unit
- CR frontage along E1940 and CR N2710
- Solar-powered water well providing livestock water
- Ponds provide additional water for livestock



PERSONAL PROPERTY & EQUIPMENT AUCTION BID ONLINE THRU AUGUST 18TH AT 6 PM CST



Items Include: John Deere 5100E • John Deere Mower & Implements • Kubota Zero Turn Mower • Trailers
Chevrolet Pickup • Farm Implements & Equipment • Household Items & More | See Website for Full List

FOR QUESTIONS ABOUT EQUIPMENT & PERSONAL PROPERTY CALL 580-323-6120

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