

TUESDAY, APRIL 21 | 10 AM

AUCTION 250± ACRES

RECREATIONAL OPPORTUNITY, NATIVE & IMPROVED PASTURE



**SINGLE FAMILY OWNERSHIP FOR
MULTIPLE GENERATIONS
FIRST TIME ON THE MARKET
IN 25+ YEARS**

PROPERTY LOCATION: 0.5± E of 197th and MacArthur Ave, Blanchard, OK (Dibble)

AUCTION LOCATION: DIBBLE COMMUNITY CENTER | 12219 FIREMAN'S RD, BLANCHARD, OK



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

CODY WHITE, BROKER | 405-219-0176



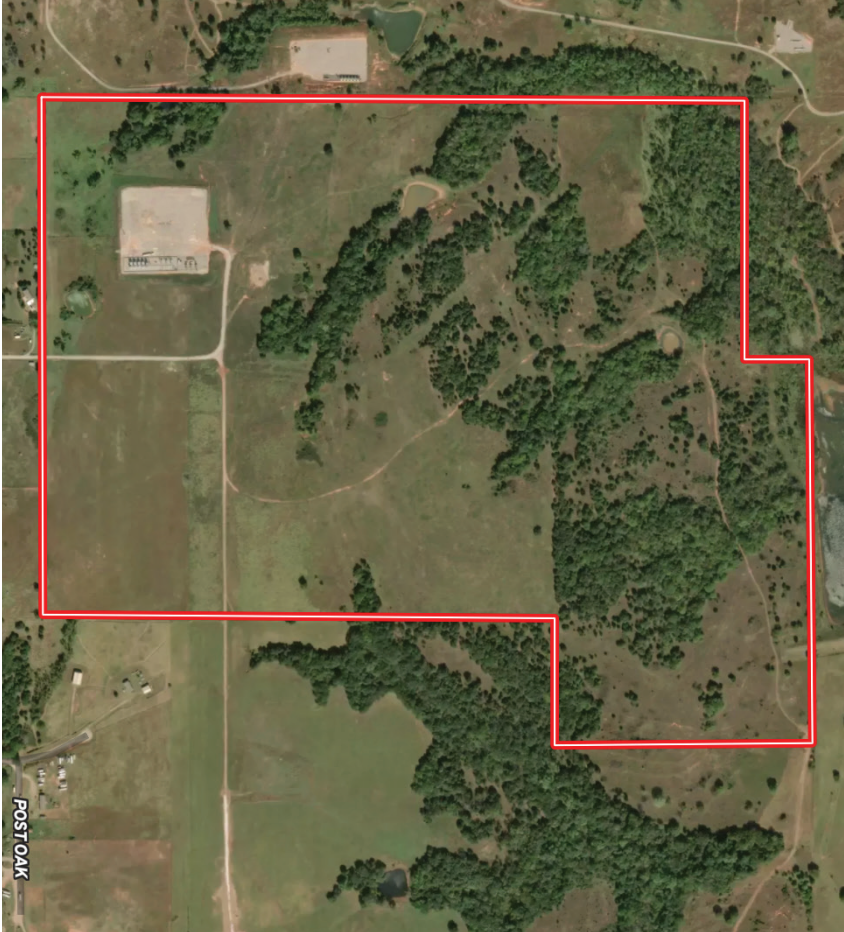
BufordResources.com
FarmServiceRealEstate.com

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**



MCCLAIN COUNTY, OKLAHOMA



250± ACRES:

PROPERTY FEATURES:

- Native & Improved Pasture
- Perimeter Fencing
- Hunting & Recreational Opportunity
- Abundant Wildlife Including Deer & Turkey
- Several Ideal Locations for Food Plots
- Multiple Ponds
- Mature Trees and Rolling Terrain with Over 100 ft of Elevation Change
- Private Rural Setting

ACCESS & EASEMENTS:

The property is accessed by a recorded easement along the gravel road serving nearby residences and an existing well site. One adjoining landowner also holds a recorded easement providing access across the property to their adjoining tract.

DIRECTIONS:

From State Hwy 39 and MacArthur Ave in Dibble, 2.0± mi S on MacArthur Ave to 197th St., 0.5± mi E on 197th St to Property

LEGAL DESCRIPTION: NE/4 Section 15-6N-4W (160± acres) and SW/4 NW/4 and W2 NW/4 NW/4 and the W2 E2 NW/4 NW/4 Section 14-6N-4W (70± acres) and N2 NW/4 SW/4 Section 14-6N-4W (20± acres), TOTAL 250± Acres all in McClain County, OK



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PROPERTY TOURS AVAILABLE BY APPOINTMENT