

Directions to Properties by Tract

Tracts 1, 2 & 3

From Hwy 81 and Hwy 62, just West of Chickasha, go West to 29th Street, then go South 3 ½ miles to Grand Avenue (CR 1370). Go West on Grand Avenue 3 miles to the NE corner of Tract 2, CR 1370 and CS 2790. Tract 1 is West of Tract 2 and Tract 3 is South of Tract 2. See map drawing on flyer. Follow signs.

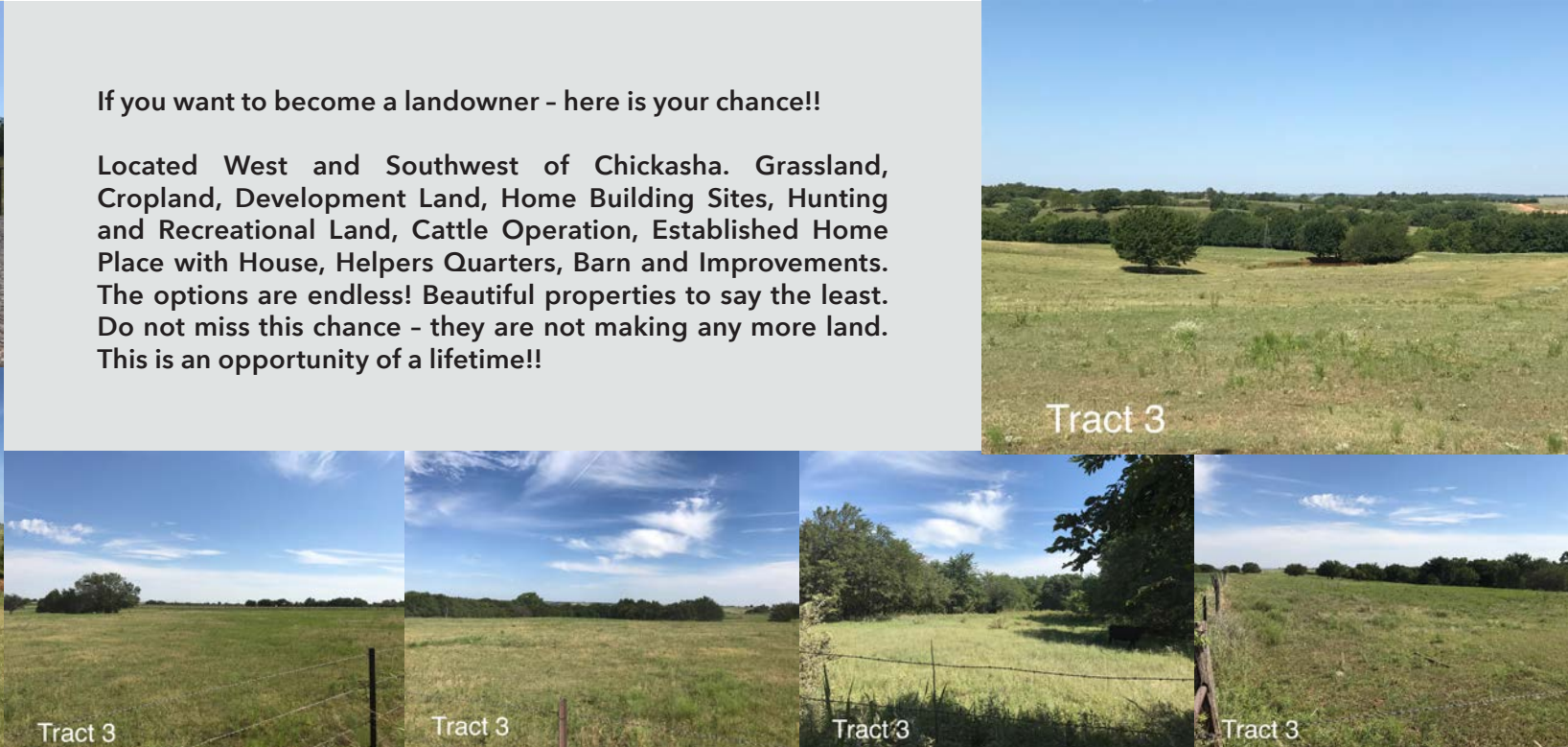
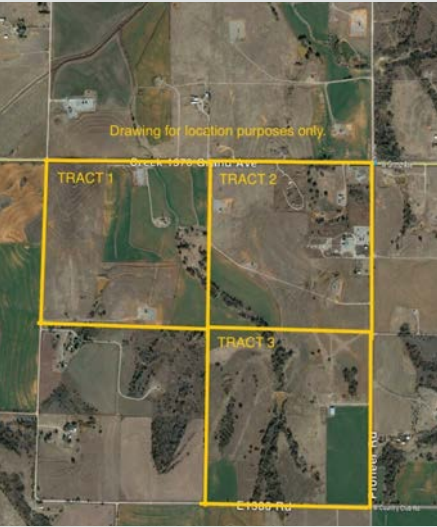
Tracts 4, 5, 6 & 7

From Hwy 81 and Hwy 62, just West of Chickasha, go West on Hwy 62 approximately 3 ½ miles to CS 2790, then go S on 2790, 1 mile then West on CR 1340, ¼ mile to Home Place with barns on S side of road. This is Tract 4, Tract 6 is ½ mile West of Tract 4 on N side of road at intersection of CR 1340 and CS 2780. From that intersection, go South 2 miles to intersection of CS 2780 and CR 1350. Tract 5 is NE of the intersection.

Tract 7 from Hwy 81 and Hwy 62 light, go West 4 miles. Property is on S side of Hwy with banner on the fence. See map on flyer. Follow signs.

Tracts 8 & 9

From Hwy 81 and Hwy 62 just West of Chickasha, go West to 29th Street, then go South 4 ½ miles to Country Club Road (CR 1380), then go West on Country Club Road (CR 1380) 2 miles to intersection of CS 2800 and CR 1380 Tract 9 is SW of intersection, Tract 8 is West of Tract 9 on CR 1380. See map drawing on flyer. Follow signs.



KEN CARPENTER AUCTION, LLC.

14800 SW 104TH STREET
MUSTANG, OKLAHOMA 73064

LAND AUCTION

1244 Acres M/L -- Sells in 9 different tracts.

Seller: Scott Farms, Inc.

Sale Date: Thursday, September 14th, 2017
at 7 PM sharp!

Sale Location: Grady County Fairgrounds,
Chickasha, Oklahoma

Open House held at Tract 4,
Thursday, September 7th, 2017 from 5-7PM

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If you want to become a landowner - here is your chance!!

Located West and Southwest of Chickasha. Grassland, Cropland, Development Land, Home Building Sites, Hunting and Recreational Land, Cattle Operation, Established Home Place with House, Helpers Quarters, Barn and Improvements. The options are endless! Beautiful properties to say the least. Do not miss this chance - they are not making any more land. This is an opportunity of a lifetime!!

Ken Carpenter Auction, LLC
Your Real Estate & Personal Property Auction Specialists
Ken Carpenter and Tami Utsler are both realtors and auctioneers.
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Description of Tracts

Tract 1 – Beautiful rolling hills in native grass. Several building sites, many options for this tract. Hard surface road on North side of property. Gravel road on West side. Good perimeter fence on all sides. Ponds and trees.

Tract 2 – Great property in native grass for grazing cattle. Barns and corals at SE end of property. Hard surface road on North and East side of property. Good perimeter fence on all sides. Ponds and trees.

Tract 3 – Beautiful rolling hills in grass for grazing and woods for wildlife. Several building sites. Crop land, big hay barn. Good perimeter fence on all sides. Ponds, creek, old windmill. Hard surface road on the East. Gravel on the South.

Tract 4 – If you are looking for a home place already established, this is the place! Main house, helpers quarters, several large barns, working pens, lots, livestock sheds, Cropland has been in wheat. Great bottom ground with rich soil.

Tract 5 – Rolling grass hills, ponds, pens, cropland has been in wheat. Barn, several entrances with cattle guards in place. Cattle pens in the NE corner of property. Several water sources. Gravel road on West and South.

Tract 6 – Highly productive bottom ground, currently in alfalfa. Barn, trees, rich soil irrigated by natural resources – produces a lot of hay!

Tract 7 – Highly productive bottom ground currently in alfalfa. Yields a lot of hay.

Tract 8 – Cropland with rich dark soil and rolling hills. Perfect farm and raise crops or turn into a development. Hard surface road, good perimeter fence all around.

Tract 9 – Beautiful rolling grassland with ponds, barns and cattle lot. Must see property with development potential. Hard surface road, good perimeter fence. Creek with plenty of trees for wildlife. Deer hunting paradise.

Tract 1 – 161 Acres M/L 03-06-08-00200 S/2 NW/4 + Lots 3&4
35.025705N
-98.035402W

Tract 2 – 149 Acres M/L 03-06-08-00050 N ½ of the E ½
35.024510N
-98.026875W

Tract 3 – 160 Acres M/L 03-06-08-00050 S ½ of the E ½
35.018653N
-98.027624W

Tract 4 – 153 Acres M/L 22-07-08-00050 NE/4
35.069218N
-98.025275W

Tract 5 – 160 Acres M/L 22-07-08-00200 SW/4
35.061493N
-98.035569W

Tract 6 – 80 Acres M/L 15-07-08-00210 S/2 SW/4
35.074466N
-98.037299W

Tract 7 – 61 Acres M/L 15-07-08-00260 TR out of SE/4 and NE/4, Lying S of Hwy 6
35.078167N
-98.028983W

Tract 8 - 160 Acres M/L 11-06-08-00100 NW/4
35.010915N
-98.017594W

Tract 9 – 160 Acres M/L 11-06-08-00050 NE/4
35.010791N
-98.008840W

Scott Farms, Inc.



Auction Terms: Selling “AS IS, WHERE IS”
Selling Surface Rights Only
All buyers are to exercise due diligence prior to auction day. Letter of credit required to bid. All financing must be in place prior to bidding.
10% down required on sale day made to Washita Valley Abstract and Closing. Close in 30 - 45 days. Seller can refuse any and all bids. Any and all announcements made sale day supersede any and all advertising.

For more details and pictures, go to www.kencarpenterauction.com
Find us on Facebook
Download our app
Text KCAuction to 95577 to get text notifications

PSO, OEC electric, rural water available at most tracts. Information provided is to the best of our knowledge.
Not responsible for errors.

Chickasha, Pioneer, Verden School Districts

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