

Tract 1 – 6+ Acres, 3185 sqft home, 4 bed, 4 bath with 3 car garage. Home is equipped with geothermal fireplace, 2 inside storm shelters, 215 kw generator, burglar and fire alarm, security cameras, master bedroom walk-in shower and Jacuzzi tub, ceiling fans in every room, attic fan, county water, Mustang School District, septic, propane, 2 hot water tanks, tiled throughout, open living room to kitchen, formal dining room, granite counter tops in kitchen, sun room, vinyl siding, chain link backyard, full size in ground pool, gazebo, doc run, paved driveway, private tree lined driveway.

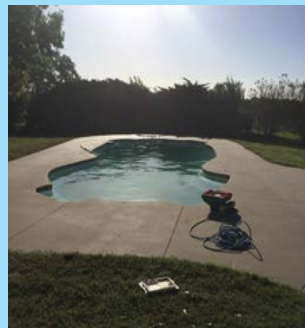
Barn 1 – 30x80 with concrete floor.

Barn 2 – 86x60 ½ concrete floor, 3 horse stalls, lots of storage. Beautiful acreage with lots of trees.

Tract 2 – 7+ Acres, Beautiful site with Eastern slope all in Bermuda grass. Mustang School District, Paved Road Frontage.

Tract 3 – 80 Acres, Mostly Bermuda, 2 ponds, hard surfaced road frontage. Lots of building sites. Fenced. Great place to build your dream home.

Water well for outside watering.



Personal Property – No Small Items

- Sundowner 3 Horse Slant with Tack Room
- Bobcat T650 Skidsteer AC/Heat – 2200 hours
- Kubota U55 – 4 Trackhoe – 77 hours
 - Like New – Warranty – 2 Buckets
- Big Tex 18ft Dump Trailer – Like New
- Enclosed Trailer – Bumper pull – 18ft
- 14 ft Flat Bottom Aluminum Fishing Boat
- 22+5 flatbed trailer



Terms: 10% down day of auction, close in 30 days at Old Republic Title. Buyer must do due diligence before auction. Tracts will be offered separately then together in best interest to seller. Seller can refuse any or all bids. Any buyer unknown to auction company needs to provide a letter of credit. Selling “AS IS” condition. Surface rights only.

CALL KEN AT 405.620.1524
CALL TAMI UTSLER 406.5235

TEXT KCAUCTION TO 95577 TO GET TEXT NOTIFICATIONS · DOWNLOAD OUR APP KCAUCTION FROM YOUR APP STORE TODAY
FOLLOW US ON FACEBOOK AT KEN CARPENTER AUCTION CO · WWW.KENCARPENTERAUCTION.COM

Seller:
Steve and Carolyn Benda

KEN CARPENTER AUCTION, LLC.

**93 Acres offered in 3
tracts and as a whole.**

**Note: Great farm in Central
Oklahoma, minutes away
from OKC, but in the quiet
country. Perfect for the
horse lover.**

14800 SW 104TH STREET
MUSTANG, OKLAHOMA 73064

Pre-sorted
First Class Mail
U.S. Postage
PAID
MAILMASTER

Auction

Saturday, June 17, 2017 at 10AM

**15025 SW 59th Street
Yukon, OK 73099**

**Directions: From Yukon, go South on Garth Brooks Blvd to SW 59, West
on SW 59 to 15025.**

Open House – Monday, June 12th from 5PM – 8PM or by appointment.



**CALL KEN AT 405.620.1524
CALL TAMI UTSLER 406.5235**

VISIT US AT WWW.KENCARPENTERAUCTION.COM FOR MORE UPCOMING AUCTION DATES