

Harris Family LAND AUCTION

Friday, May 3
10 a.m. • On-site

Directions: In Stillwater, Okla., from Highway 51 (6th St.) and Highway 108 North. Go North on Highway 108 4 miles to VFW Rd., then 1 Mile East. Watch for signs. Auction will be held on Tract 3.

160 Acres

in the Glencoe/Stillwater Area

~ OFFERED IN ~

4 Desirable Tracts & Combinations



TRACT DESCRIPTIONS: All tracts are in the NW4 of Section 29-T20N-R4E of the IM, Payne County, OK surface rights only.

TRACT 1: 40 +/- ACRES

A very attractive 40 at the corner of VFW and Ripley Rd. Offers nice building sites plus superb wildlife habitat with creek, trees and good grass.

TRACT 2: 40 +/- ACRES

Another good 40 here with Ripley Rd. frontage. Features a productive creek bottom grass meadow and creek.

TRACT 3: 40 +/- ACRES

The "cream of the crop"! This 40 offers much and has so much potential. Lush Bermuda grass meadows, scattered timber and some awesome building sites, PLUS the original homestead with some older but very functional outbuildings.

TRACT 4: 40 +/- ACRES

WOW! This super nice 40 offers a large stocked pond, lush Bermuda meadows and just the right amount of scattered timber! NOTE: If sold as a single Tract, access will be a Deeded 30' strip from VFW Rd. See Tract layout.

TERMS: \$10,000 down per tract or combination or \$25,000 for the entirety on the day of auction. Balance due at closing. 45 day close period. Possession at closing. No buyer's premium at this event.



Property Preview
Wednesday, April 24 • 1-4 p.m.
Wednesday, May 1 • 1-4 p.m.
or call Gregg @ 405-747-9304
for alternate viewing arrangements.

**Pickens Auctions**

GREGG PICKENS, Broker/Auctioneer 405.747.9304

pickensauctions.com • 405.533.2600

160 ACRES

Offered in 4 Tracts & in Combination

Harris Family LAND AUCTION

Friday, May 3
On-site, Stillwater/Glencoe Area

These tracts each offer outstanding attractions as stand-alone tracts and also combine to make a super nice farm!



Pickens Auctions
619 S. Lewis, Stillwater, OK 74074

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