

Real Estate Auction

2 REAL ESTATE OPPORTUNITIES NEAR
LUTHER, OKLAHOMA

SATURDAY, JULY 24, 2021 • 10:00 A.M.

SALE LOCATION: Luther Community Center, 18120 Hogback Road, Luther, Oklahoma 73054 (Located North of the Luther High School Football Field)

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of the Buzzard Farm, which consists of 156 acres M.O.L. This property will be offered in two parcels that would be a good homesite, investment property, hunting property or weekend getaway. There is approximately a 1/2 mile frontage north of Sorghum Mills Road. This land has been owned by the same family for many years and now presents a rare and special opportunity to acquire your dream property. We invite you to attend this auction.

TRACT 2:

LEGAL DESCRIPTION: N/2 SW/4 of Section 3, Township 14 North, Range 1 E.I.M., Oklahoma County, Oklahoma (surface only)

PROPERTY LOCATION: From the corner of Old Highway 66 and Luther Road, go north 3.25 miles on Luther Road to the Property located on the east Side of the Road. (Watch for auction signs)

PROPERTY DESCRIPTION: This 76 acres M.O.L. offers numerous possibilities as a scenic homesite, investment property, or hunting and ranching property. There is a good stand of trees and a creek on the property.

TRACT 2
76 Acres M.O.L.

TRACT 1
80 Acres M.O.L.

WATERLOO RD

TRACT 1:

LEGAL DESCRIPTION: S/2 SW/4 of Section 3, Township 14 North, Range 1 E.I.M., Oklahoma County, Oklahoma (surface only)

PROPERTY LOCATION: From the corner of Old Highway 66 and Luther Road, go north 3 miles on Luther Road to the property located on the east Side of the Road. (Watch for auction signs)

PROPERTY DESCRIPTION: This 80 acres M.O.L. offers numerous possibilities as a scenic homesite, good investment property or a nice weekend getaway. This parcel has a good stand of trees, a pond, and a 1,064 square foot frame farm house located on it, that was previously used as a rental.

SELLER: BUZZARD FARM

FOR MORE INFORMATION CALL
JACKIE DON LISTEN 405-642-3496 OR
GO TO GENECOBBAUCTION.COM

REAL ESTATE TERMS: 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by warranty deed. The water rights will not be conveyed with the individual tracts (selling surface only). Possession will be at closing. All measurements are approximate. The seller reserves the right to accept or reject the final bid. (Selling surface only)

BROKER PARTICIPATION INVITED:

Brokers must pre-register client
48 hours in advance of auction.



LUTHER RD

N Harrah Rd

N Petawatomie Rd

NE 234th St

S 3200 Rd

Diagonal Rd