

LAND AUCTION

282.66 AC± | 2 TRACTS | GARVIN CO, OK



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/5/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: BEST WESTERN LINDSAY INN & SUITES
14114 OK-19, LINDSAY, OK 73052

Located just outside Maysville, Oklahoma, this exceptional 286.66± acre agricultural property offers a rare combination of income production, grazing opportunities, and outstanding accessibility. With frontage along Highway 19, the property provides convenient access while maintaining the functionality and versatility sought by farmers, ranchers, investors, and landowners alike. The farm comprises two productive tracts. The first tract features 63.56± acres currently utilized for hay and tillable production, providing excellent agricultural income potential. Adding to its investment appeal, the property includes a tank storage lease that generates approximately \$15,000 annually, creating a dependable income stream for the new owner. The remaining 219.1± acres are dedicated to grazing production and offer ample room for livestock operations. Fully fenced and well-maintained, this portion of the property is ready to support cattle or other agricultural endeavors from day one. Combined with the productive hay ground, the farm presents a balanced operation capable of supporting multiple agricultural uses. Whether you're looking to expand an existing ranching operation, diversify your investment portfolio, or secure a highly productive piece of Oklahoma farmland, this property checks all the boxes. The combination of annual lease income, productive farm ground, quality grazing acreage, and highway frontage creates a unique opportunity that is increasingly difficult to find in today's market. Properties offering multiple income sources, agricultural productivity, and excellent access are highly sought after. Don't miss your chance to own this versatile 286.66± acre farm and ranch property in the heart of Garvin County.

Tract 1: 63.56± acres

Located along Highway 19 near Maysville, Oklahoma, Tract 1 offers 63.56± acres of productive agricultural ground with excellent access and multiple income opportunities. Currently utilized for hay production and tillable farming, this tract provides quality soils and a strong foundation for continued agricultural use. Whether you're looking to expand your farming operation, add an investment property to your portfolio, or secure a manageable piece of productive Oklahoma land, this tract deserves a close look. One of the standout features is the existing tank storage lease, which generates approximately \$15,000 annually, providing immediate income and enhancing the property's investment appeal. Opportunities to acquire productive farmland with an established revenue stream are increasingly difficult to find, making this tract a unique offering.

With direct Highway 19 frontage, access is convenient for farm equipment, livestock trailers, and future improvements. The open layout offers flexibility for continued hay production and row-crop farming. The property's combination of agricultural productivity, annual lease income, and outstanding accessibility creates a highly desirable package for both operators and investors. Whether your goal is income generation, agricultural production, or long-term land ownership, Tract 1 presents a rare opportunity to own a productive piece of Oklahoma farmland with built-in cash flow and excellent road frontage.

Deeded Acres:	63.56± acres	Possession:	Immediate possession subject to the current tenant's rights for 2026
Soil Types:	Port silt loam, Renfrow silt loam	Survey Needed?:	No survey needed
Soil PI/NCCPI/CSR2:	NCCPI 57.9	Brief Legal:	pt SW ¼ S18 T4N R2W Garvin Co OK
CRP Acres/Payment:	NO CRP	PIDs:	0000-18-04N-02W-0-002-00
Taxes:	Prorated to date of close	Lat/Lon:	34.8154, -97.4532
Lease Status:	Open Tenancy for 2027	Zip Code:	73057

Tract 2: 219.1± acres

Situated near Maysville, Oklahoma, Tract 2 consists of 219.1± acres of productive pastureland designed to support a variety of livestock operations. This fully fenced tract offers the size, functionality, and versatility that ranchers and land investors are seeking in today's market. Whether you're looking to expand an existing cattle operation, establish a new grazing program, or invest in quality Oklahoma agricultural land, this property provides an excellent opportunity.

The tract is currently utilized for grazing production and features expansive open pasture capable of supporting livestock throughout the year. The fencing is already in place, allowing the property to be put into operation immediately upon purchase. Its layout provides ample room for rotational grazing strategies, herd expansion, and future agricultural improvements. In addition to its agricultural value, the property's size creates opportunities for recreational enjoyment and rural living. The gently rolling landscape offers scenic views of the surrounding countryside and the privacy that comes with owning a larger acreage tract.

With easy access to Maysville and nearby communities, owners can enjoy the benefits of country living without sacrificing convenience. With county road frontage on two sides of the property and utilities close by, the farm makes a great buildable tract. Large, contiguous grazing tracts with established fencing and proven agricultural production are becoming increasingly difficult to find. Tract 2 presents a chance to acquire a substantial piece of productive Oklahoma pastureland that is ready to work from day one while also offering long-term investment potential. Whether your focus is livestock production, land ownership, or future development opportunities, this tract is well-positioned to meet a variety of goals.

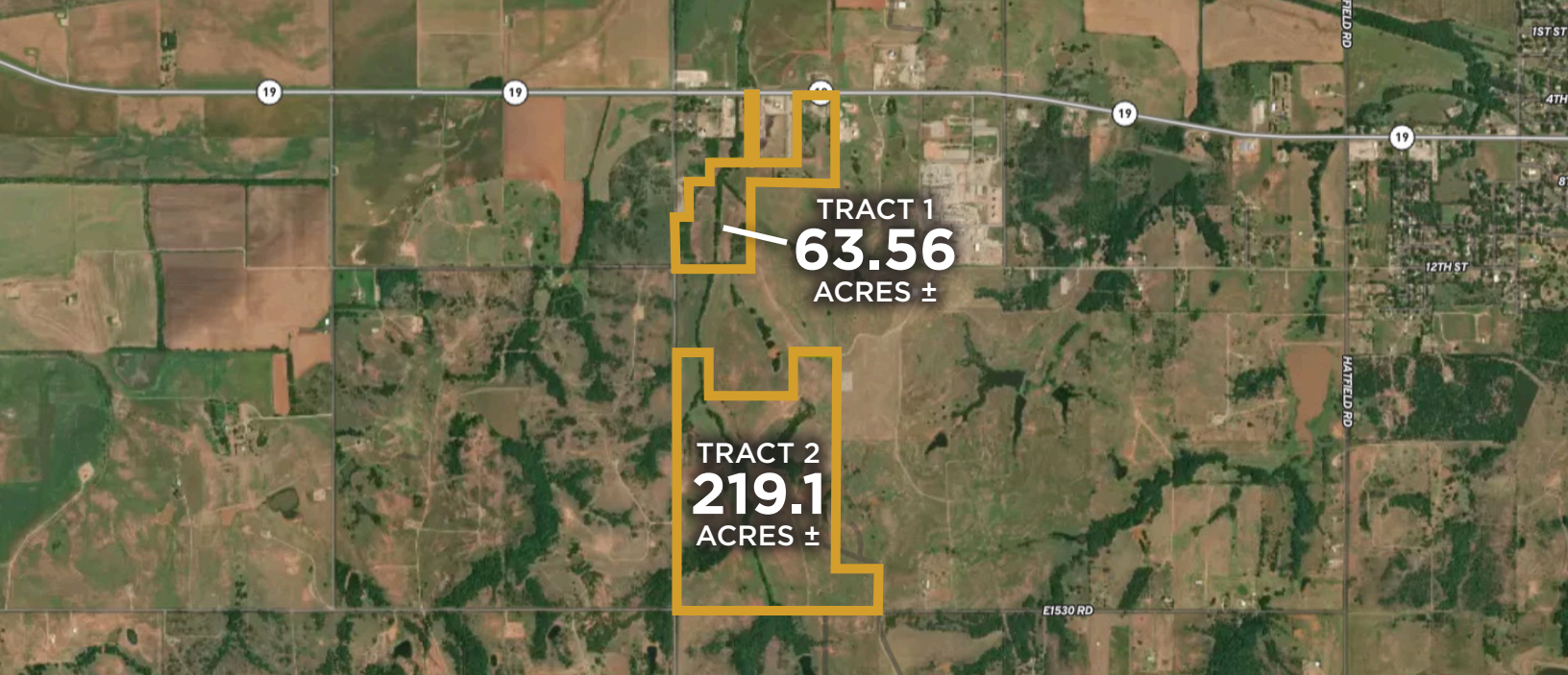
Deeded Acres:	6219.1± acres	Possession:	Immediate possession subject to the current tenant's rights for 2026
Soil Types:	Renfrow silt loam, Grainola clay loam,	Survey Needed?:	No survey needed
Soil PI/NCCPI/CSR2:	NCCPI 46.4	Brief Legal:	SW ¼ and pt NW ¼ and art SE ¼ S19 T4N R2W Garvin co OK
CRP Acres/Payment:	NO CRP	PIDs:	0000-19-04N-02W-0-002-00
Taxes:	Prorated to date of close	Lat/Lon:	34.80205, -97.4535
Lease Status:	Open Tenancy for 2027	Zip Code:	73057

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Dean Anderson, OK Broker for Whitetail Properties Real Estate, LLC, OK Lic 159163 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jared Scobee, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 580.374.4965



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