

LAND AUCTION



38.32 AC± | 2 TRACTS | BRYAN CO, OK

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/29/25 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: ROCK HOUSE WINERY

326 N KATY ST, DURANT, OK 74701

Discover the perfect opportunity to own prime acreage near beautiful Lake Texoma! This 38-acre property, offered in two separate tracts, provides flexibility for buyers looking for a homesite, a small agricultural operation, or an investment property. Both tracts feature flat to gently rolling terrain, easy access, and a peaceful rural setting while remaining close to all the recreation and amenities Lake Texoma has to offer. Whether you're looking for a place to build, farm, or invest, this property delivers. Don't miss your chance to own productive land in a highly desirable area that is perfect for those seeking both country living and proximity to one of Oklahoma's premier recreational lakes. The average last year was 265 square bales per acre and 4.5 round bales per acre. The 20 acre parcel has 10 acres of hay ground and the other 18 acre parcel is all hay.



TRACT 1 DESCRIPTION: 20± SURVEYED ACRES

This beautiful 20± acre tract near Lake Texoma is the perfect blend of functionality and opportunity. With a rural water meter already installed, it's ready for your dream build — whether you're envisioning a cozy weekend getaway, a custom country home, or a productive hobby farm. The land is fully fenced, offering security for livestock and a clean perimeter for future development. The property features lush, open pastures with excellent hay production, making it ideal for agriculture or simply enjoying wide, open spaces. Its flat-to-gently-rolling terrain allows for easy building and flexible land use. Located in a peaceful rural setting, this tract still keeps you close to all the recreation and conveniences that Lake Texoma and nearby communities provide — fishing, boating, camping, dining, and more are just minutes away. Whether you're looking to establish a homestead, invest in quality acreage, or secure a weekend retreat near the lake, this 20-acre parcel checks all the boxes. With its productive land, existing utilities, and prime location, opportunities like this don't come along often.

TRACT 2 DESCRIPTION: 18.32± SURVEYED ACRES

This 18± acre tract offers wide-open potential in a prime location near Lake Texoma. Fully fenced and featuring fertile pastures with abundant hay production, this property is perfect for buyers seeking a productive piece of land with endless opportunities. Whether you're dreaming of a new build, a quiet weekend getaway, or simply a solid investment in quality acreage, this tract has you covered. The property boasts flat to gently rolling terrain, ideal for building or recreational use, and provides plenty of space for livestock, farming, or just enjoying the beauty of the countryside. With its proximity to Lake Texoma, you'll enjoy quick access to fishing, boating, and other lake activities while still maintaining the peace and privacy of rural living. Its convenient size and versatile layout make it easy to customize for your vision. Whether you're seeking a small ranch, a personal retreat, or a future homesite, this 18-acre parcel offers the space, location, and potential to bring your plans to life.

Tract #:	Both Tracts
Deeded Acres:	38.32 acres
Soil Types:	Parsons silt loam, Muskogee silt loam
Soil PI/NCCPI/CSR2:	68.84 NCCPI
CRP Acres/Payment:	NO CRP
Taxes:	TBD
Lease Status:	No leases
Possession:	Possession at closing
Survey Needed?:	Survey is complete
Brief Legal:	38.23± acres NW ¼ NW ¼ S30 T7S R8E Bryan Co, OK
PIDs:	0000-30-07S-08E-2-006-00
Lat/Lon:	33.92393, -96.51581
Zip Code:	74730

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL 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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