



SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

620± Acres, Logan County, Oklahoma, offered in 3 Tracts

Tuesday, April 29, 2025 | 11:00 AM

Guthrie Country Club | 3401 Highway 105, Guthrie, Oklahoma 73044

Highlights:

- Exceptional Oklahoma property that offers the perfect combination of luxury living and outdoor adventure
- Unique estate boasts a stunning 4-bedroom home on 13 acres and an expansive 610-acre hunting and recreational paradise
- Situated just north of Guthrie with easy access to I-35



For additional information, please contact:
Trevor Smith, Agent | (316) 618-4406
TSmith@FarmersNational.com



Chris Ostmeyer, Agent
(316) 788-4240 or (785) 672-8672
COstmeyer@FarmersNational.com

Bidding starts | Tuesday, April 22, 2025 at 11:00 AM

Bidding closes | Thursday, April 29, 2025 at close of live event

To register and bid go to: www.fncbid.com

Property Description:

Welcome to a truly one-of-a-kind real estate opportunity in Oklahoma, where luxury living seamlessly intertwines with the breathtaking beauty of the great outdoors. Nestled just north of Guthrie with easy access to I-35, this exceptional property offers an unparalleled blend of privacy, natural beauty, and accessibility, all within close proximity to Oklahoma City. Whether you're in search of a serene family retreat, a premier hunting haven, or a piece of Oklahoma's unspoiled landscape, this property has it all.

The Residential Parcel:

Tract 3 is the residential parcel encompasses 13 +/- acres to be determined by a survey; of lush, private land, highlighted by a magnificent 4-bedroom, 3.5-bathroom residence that spans an impressive 4,282 square feet, including an in ground pool, attached 3-car garage, and additional detached garage. Designed with family living, entertaining, and relaxation in mind, this home offers an open, airy floor plan that effortlessly blends with the serene surroundings and two primary bedrooms with en-suites. Expansive windows allow for abundant natural light while providing stunning views of the property's lush landscapes. With spacious living and dining areas, a chef's kitchen, and dual master suites that feels like a private retreat, every inch of this home has been thoughtfully designed for comfort and luxury.

The home's exterior is equally impressive, with landscaped grounds that provide both beauty and functionality. The refreshing swimming pool is perfect for enjoying warm Oklahoma summers, while the spacious patio area provides an ideal setting for outdoor dining and entertainment. Beyond the home, the expansive grounds provide plenty of space for outdoor activities, gardening, or simply enjoying the peace and tranquility that this property offers. Despite its rural charm, the residence remains conveniently close to Oklahoma City, ensuring you have easy access to all the conveniences and amenities of urban living.

The Hunting Parcels:

Tract 1 is a sprawling 447 +/- acre to be determined by a survey; haven for outdoor enthusiasts. This remarkable property is an outdoorsman's dream, offering a mix of tillable acres, timbered areas perfect for hunting, and vast pastures ideal for grazing livestock. Whether you're a passionate hunter or simply appreciate the beauty of nature, this parcel

offers abundant opportunities for adventure. It includes 5 well-maintained food plots designed to attract a variety of wildlife, including trophy deer and turkey, ensuring that this property offers exceptional hunting year-round. In addition to its incredible hunting appeal, the crowning feature of the hunting parcel is its prime frontage along the Cimarron River. With breathtaking river views and easy access to the water, this property offers unparalleled opportunities for fishing, kayaking, and exploring the natural beauty of the riverbank. The parcel comes with a manufactured home that will enable the buyer to have a temporary place on the property, an additional place for an outfitter to stay or a residence until a dream hunting lodge can be built.

Tract 2 is a 160 +/- acre parcel, that features a clear water spring fed pond, perfect for water fowl hunting, fishing or simply enjoying the tranquility of nature. This parcel is accessible by a well-maintained gravel road and boasts several locations to build your dream home. Additionally, the property includes tillable acres suitable for crop or hay production, providing a potential source of income, and is fenced for grazing cattle, allowing for livestock operations and further diversifying the parcel's uses.

Lifestyle and Location:

This property offers the best of both worlds: the peace and privacy of rural living, with the convenience of being just a short drive from Oklahoma City. Known for its vibrant cultural scene, excellent schools, and growing business community, Oklahoma City provides a wealth of amenities and opportunities for both personal and professional growth. Whether you're looking to establish a permanent residence, create a family getaway, or invest in a rare piece of Oklahoma land, this property offers endless possibilities.

With its combination of luxury living, abundant wildlife, and unparalleled natural beauty, this property is a once-in-a-lifetime opportunity. Don't miss your chance to own a piece of Oklahoma's finest land—where unforgettable memories and outdoor adventures await.

Directions to Property:

From Guthrie, head North on N. Midwest Blvd 4.5 miles.

Property Showing:

April 13, 2025 from 1:00 PM to 4:00 PM. April 27, 2025 from 1:00 PM to 4:00 PM.

Legal Description:

- Tract 1: 447 acre parcel to be determine by a survey out of S/2 15-17N-02W and NW/4 15-17N-02W Logan County, OK
- Tract 2: NE/4 22-17N-02W, Logan County OK
- Tract 3: a 13 +/- acre parcel to be determined by a survey out of S/2 15-17N-02W Logan County, OK.

FSA Information:

- Tracts 1 & 2 Combined:

	<u>Base</u>	<u>Yield</u>
Wheat	214.7 acres	26 bushels

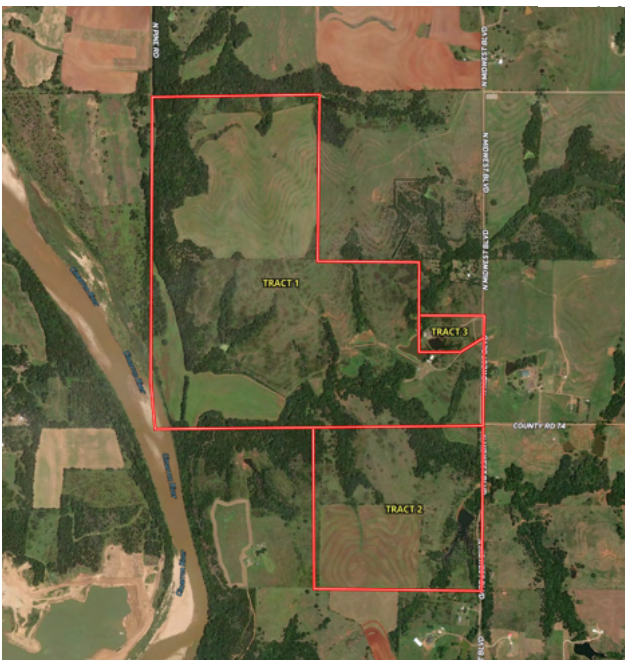
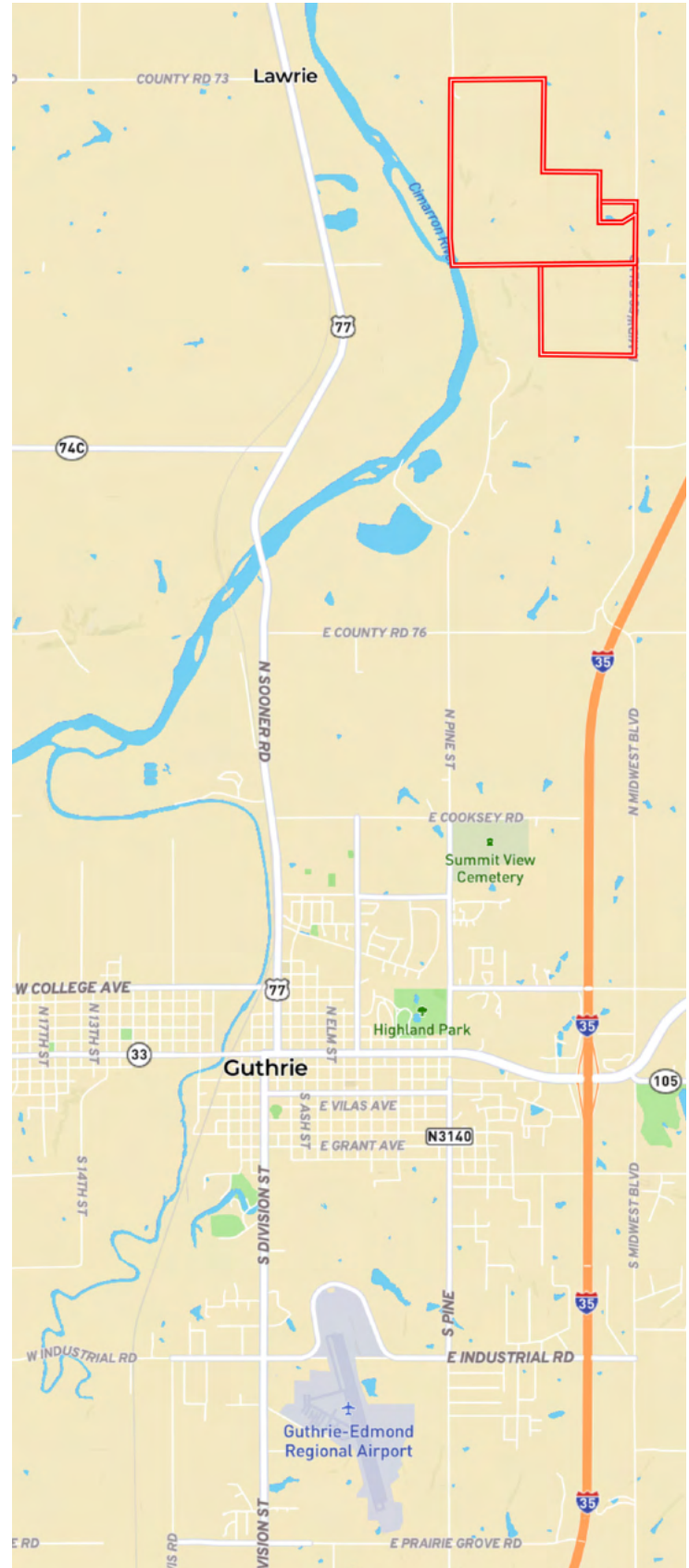
Farm Data:

- Tract 1:
Cropland 158.08 acres
Other (Pasture/Recreational) 288.92 acres
Total 447 acres
- Tract 2:
Cropland 49.55 acres
Other (Pasture/Recreational) 110.45 acres
Total 160 acres

2024 Taxes:

- Tracts 1 & 3 Combined: \$5,954.00
- Tract 2: \$279.00

Location Map



Tract 1



Tract 2



Tract 3



Estimated Room Sizes

Name of the Room	Dimensions	Descriptions
Master Bedroom	15 x 26	11 ft tray ceiling/carpet flooring
Master Bathroom	24.10 x 11.6	10 ft ceiling/tile flooring/walk in shower with tile floor and walls
Master Bedroom	17 x 16	10 ft ceiling/carpet flooring
Master Bathroom	11 x 16	8 ft ceiling/carpet flooring
Bedroom	11 x 16	10 ft ceiling/carpet flooring
Bedroom	15 x 17	10 ft ceiling/carpet flooring
Full Bathroom	11 x 7.5	8 ft ceiling/tile flooring
1/2 Bath	5.10 x 6	8 ft ceiling/tile flooring
Kitchen	14.6 x 28	10 ft ceiling/solid surface countertops, tile flooring/hardwood cabinets
Office	15 x 17	10 ft ceiling/solid surface flooring
Dining Room	13 x 16	12 ft ceiling/solid surface flooring
Family Room	17 x 18	10 ft ceiling/carpet flooring
Utility Room	9.5 x 9.10	10 ft ceiling/tile flooring
Game Room	16 x 24	10 ft tray ceiling/carpet flooring/wet bar
Media Room	14.6 x 18.5	10 ft tray ceiling/carpet flooring





Simulcast Auction Terms

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on June 15, 2025, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by Chicago Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Chicago Title the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on June 15, 2025, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Chicago Title.

Survey: The Seller will pay for the survey cost. Final contract price will be adjusted on Tract 1 to reflect any difference between advertised and actual surveyed acres.

Auction Sales: The real estate will be offered in 3 tracts. Tracts 1 and 2 will be offered by choice. The bidding will be by the acre. The high bidder will have their choice on which tract(s) they would like to purchase. If the high bidder only takes one tract, the remaining tract will be offered separately. Tract 3 will stand alone and be offered as total dollars. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and the Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Miller Legacy Farms

Auctioneer: Tyler Ambrose

Simulcast Public and Online: Bidding will be simultaneous with the live auction on Tuesday, April 29, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



www.FarmersNational.com

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock