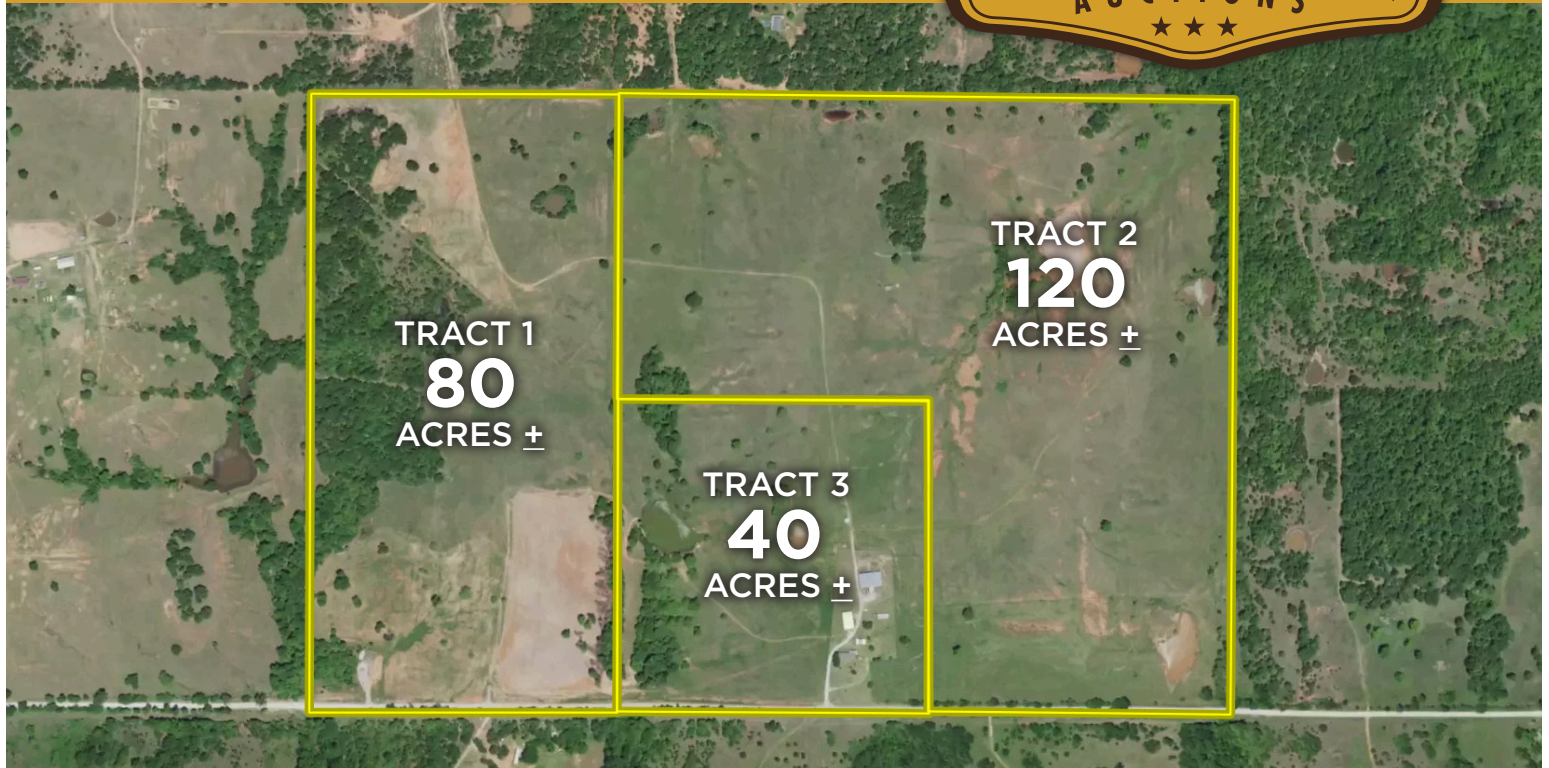


LAND AUCTION



TRACT 1
80
ACRES ±

TRACT 2
120
ACRES ±

TRACT 3
40
ACRES ±

240 AC± | 3 TRACTS | POTTAWATOMIE CO, OK

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/16/20 | **AUCTION TIME:** 6:00 PM CST

AUCTION LOCATION: AMERICAN LEGION

104 E BROADWAY | LEXINGTON, OK 73051

The Combs Ranch has been a working cattle operation for the past 40 years. It is located a few miles West of Wanette, Ok near the Canadian River and less than an hour from Oklahoma City in Southwest Pottawatomie County. Years of blood, sweat, and tears have gone into clearing timber, building fences, and digging ponds. The ranch is move-in ready with a 3 bed, 2 bath modular home and two large shops. There is cross fencing in place for rotational grazing and water sources in each pasture. Wildlife is abundant on the property for hunting, as well as fishing. Utilities are available at the county road that borders the Southern property line.

RANCH & FARM AUCTIONS, LLC

WILL BELLIS, AGENT: 918.978.9311 | Will.Bellis@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM