

THURSDAY, DECEMBER 9 | 10 AM

AUCTION

**280[±]
ACRES**

EXCEPTIONAL COMBINATION RANCH

Incredible Recreational Opportunity, Grazing,
Scenic Views with Homesite Potential



11[±] ACRE FULLY-STOCKED LAKE

NINNEKAH, GRADY COUNTY, OKLAHOMA

PROPERTY LOCATION: 0.75[±] miles E of Dell St (CR 1420) & CS 2860, Ninnekah, OK
AUCTION LOCATION: Grady County Fairgrounds, 500 E Choctaw Ave, Chickasha, OK



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REALTREE
UNITED COUNTRY
HUNTING PROPERTIES



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280± ACRES

LOCATED ON THE HISTORIC CHISHOLM TRAIL

PROPERTY FEATURES:

- Combination Ranch with Recreational and Agricultural Uses
- 11± Acre Fully-Stocked Lake
- 46± Acres, including the lake, were formerly part of the Wildlife Habitat Improvement Program in coordination with the OK Dept. of Wildlife and has been managed for wildlife for over 30 years. The 46± acres have not been grazed by cattle in recent years.
- 8+ Ponds Throughout
- Creek provides ample wildlife cover including vegetation highly attractive to Whitetail Deer
- Native and Improved Grass
- Rolling Terrain with Significant Elevation Changes
- Excellent Homesite Potential with Scenic Views
- Hard Surface Road to Property
- Ninnekah School District

LOCATION:

Minutes from Ninnekah
 15± Minutes from Chickasha
 Only 50± Minutes from OKC

DIRECTIONS:

From Ninnekah Schools - 2.4± Miles
 East on Dell St (CR 1420) to Property
 on South side of Rd

SOILS:

7% Class II, 20% Class III,
 10% Class IV, 59% Class VI



Legal Description: 36-06-07-00350 E/2 NE/4 SW/4 & E/2 E/2 & SW/4 SE/4 & W/2 NW/4 SE/4 & SE/4 SW/4, 280± Acres, Grady County, Oklahoma



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