

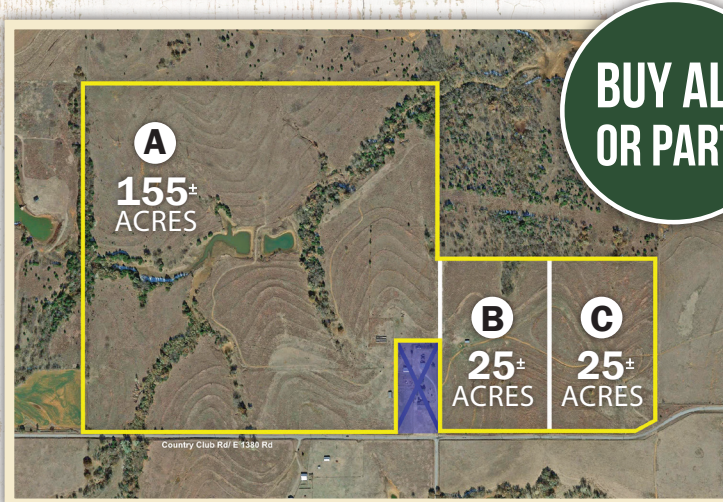
# 205± ACRES

OFFERED IN  
**3 TRACTS**  
Buy All or Part!  
Surface Only

## AUCTION • TUES, JULY 24 • 9 AM

### TRACTS FROM 25± ACRES • GRADY COUNTY, OK

On-Site: 598 CR 1380, Chickasha, OK 73018



The owners of this beautiful estate, Garold & Becky Ferguson, are downsizing and will be offering 205± acres in three tracts: buy all or part! They will be keeping the home and 5± acres, but are excited for you to enjoy the well-stocked fishing lake and beautiful rolling terrain that they've loved for so many years.



**Buford Resources  
Real Estate  
& Auction**

Craig Buford, Broker/Auctioneer  
**405-833-9499**  
**BufordResources.com**

#### PROPERTY TOUR BY APPOINTMENT

Directions from US-81 & Grand Ave, Chickasha, OK:  
1± mi S on US-81, 3.9± mi W on W Country Club Rd  
to Property on N side of road



**Farm Service Co.**

Cody White, Managing Broker  
**405-219-0176**  
**FarmServiceRealEstate.com**

Visit website for full terms. Each office  
independently owned and operated.



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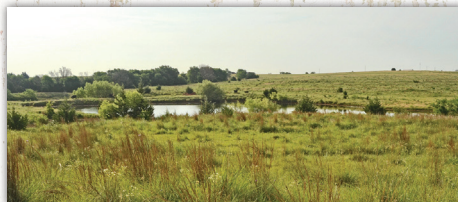
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On-Site: 598 CR 1380, Chickasha, OK 73018



### PROPERTY FEATURES:

- Beautiful native grass
- Rolling terrain
- Wildlife cover
- Within 1± mile of Chickasha, OK city limits
- Less than 1± mile from proposed US-81 Chickasha Bypass with access from Country Club Rd
- Easy I-44 access



### TRACT A:

- Well-stocked 6.86±-acre fishing lake
- Well-watered with multiple ponds
- Loafing shed
- Legal Description: SE/4 Section 2-6N-8W, Grady County, OK Less and Except the E2 SE/4 SE/4 SE/4 (155± acres, subject to survey)

### TRACT B:

- Loafing shed
- Legal Description: W/2 of Lot 8 and the W/2 SW/4 SW/4 1-6N-8W (25± acres, subject to survey)

### TRACT C:

- Barn with concrete floor, shop & tack room
- Legal Description: E/2 of Lot 8 and the E/2 SW/4 SW/4 1-6N-8W (25± acres, subject to survey)



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