

MULTI-PROPERTY LAND AUCTION ON BEHALF OF THE JACK T BRANNAN TRUST

TODAY'S LAND. TOMORROW'S OPPORTUNITY.

TUESDAY, AUGUST 11 | 10:00 AM



**Buford Resources
Real Estate
& Auction**

United Country | Buford Resources Real Estate & Auction
9220 N Kelley Ave, Oklahoma City, OK 73131

CRAIG BUFORD, BROKER/ AUCTIONEER | 405-833-9499

Terms: **5% Buyer's Premium.** Surface Only. Buyer is responsible for doing due diligence.
Visit website for full auction terms. Franchise office is independently owned & operated.

AUCTION **358± ACRES**

**MULTI-PROPERTY | BUY ALL OR PART:
OFFERED IN 6 TRACTS FROM 40± ACRES**

PRIME DEVELOPMENT OPPORTUNITY IN ARDMORE'S HWY 77 GROWTH CORRIDOR



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ArdmoreLandAuction.com

ARDMORE, OKLAHOMA

AUCTION 358± ACRES

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OFFERED
ON BEHALF OF THE
JACK T BRANNAN
TRUST

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Properties are Located 4± miles N of Downtown Ardmore on the Hwy 77 Corridor
Auction Location: Ardmore Convention Center, 2401 N Rockford Rd., Ardmore, OK 73401



EXCELLENT OPPORTUNITY FOR ESTATE HOMESITES, INVESTMENT, OR FUTURE DEVELOPMENT

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SCAN FOR
ADDITIONAL
PROPERTY
INFORMATION



156± ACRES

**BUY ALL OR PART:
OFFERED IN TWO 78± ACRE TRACTS**

**BOTH PROPERTIES
ARE EXCEPTIONALLY
LOCATED MINUTES FROM
DOWNTOWN ARDMORE**

PROPERTY FEATURES:

- Prime Location 5± mi N of Downtown Ardmore
- Extensive Hwy 77 frontage (approximately 2,650± ft)
- Deer Creek Rd bisects the property allowing for multiple access points and future development flexibility
- Outstanding development, investment, & estate homesite potential
- 84± acres of productive agricultural cropland
- 66± acres of timbered pasture with recreational opportunity
- Ample wildlife coverage
- Buzzard Creek crosses the NE corner of the property
- Multiple Ponds
- Tract A has an existing water meter
- Tract A is in the Springer City Limits
- The property is exceptionally located just outside of Ardmore City Limits with no zoning requirements from Ardmore, Springer, or Carter County. Any building in flood zone area will require Carter County approval.
- Only 1.5 hrs from OKC and DFW Metro
- Property is located 1± mi N of 202± acre property

**MULTI-PROPERTY AUCTION:
TUES, AUG 11 | 10 AM**



202± ACRES

**BUY ALL OR PART:
OFFERED IN 4 TRACTS FROM 40± ACRES**



PROPERTY FEATURES:

- Prime Location 4± mi N of Downtown Ardmore
- Extensive Hwy 77 frontage (approximately 3,600± ft)
- Blacktop frontage on Indian Hill Rd on the south side of the property allowing for multiple access points and future development flexibility
- Outstanding development, investment, & estate homesite potential
- Rolling pasture with scattered mature timber
- Large scenic pond and additional ponds scattered throughout
- Existing water meter
- Minutes from Dornick Hills Country Club and Ardmore Rod & Gun Club
- The property is exceptionally located just outside of Ardmore City Limits with no zoning requirements from Ardmore or Carter County. Any building in flood zone area will require Carter County approval.
- Only 1.5 hrs from OKC and DFW Metro
- Property is located 1± mi S of 156± acre property



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