

20± acres in 3 tracts

PAYNE COUNTY, OK

Tuesday,
October 25

at 6:00pm
ONLINE BIDDING AVAILABLE



Outstanding opportunity to acquire an excellent property in Eastern Payne County! Located at the intersection of N West Point Rd and McElroy Rd, conveniently located only 1 mile off State Road 51 which makes for an easy commute to Stillwater or Tulsa! The property is very secluded with scattered trees throughout and all the privacy wanted in a potential building site with paved road access. Offered in 3 tracts ranging from 4± to 12± acres, Buyers may bid on individual tracts or any combination of tracts that best fits their needs!

- TRACT 1: 4± acres** located on McElroy Rd, excellent potential building site with seclusions, existing trails and open grassy areas.
- TRACT 2: 4± acres** located on McElroy Rd, another excellent potential building site with some mixed hardwoods in the center of the parcel.
- TRACT 3: 12± acres** located along McElroy Rd, if you are seeking seclusion this is your tract! Removed from site of any neighbor, the back portion of Tract 3 is very secluded with a combination of open pasture, mature oak trees and mixed cedar!



TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

AUCTION MANAGER:
BRENT WELLINGS

405.332.5505
SchraderAuction.com



Inspections:
Mon, October 17
Mon, October 24
3:00 - 5:00 pm

TO THE PROPERTY: From SR 51, turn north on West Point Rd and follow for 1 mile, turn right (east) onto McElroy Rd. Property begins on the right. (watch for signs)

TO THE AUCTION SITE: From SR 51, turn north on West Point Rd and follow for 3/4 mile to entrance on the left (west).
Saints Grove Campground, 408 N West Point Rd, Glencoe, OK 74032



TRACTS 1-3 SOUTHEAST VIEW



TRACT 1



TRACT 2



TRACTS 1-3 ROAD FRONTAGE



TRACT 3