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# RANCH LAND AUCTION

*Rymer Family Ranch / Morrison, Okla.*

**SUPERB GRAZING • EXCELLENT HUNTING • WONDERFUL BUILDING SITES • GREAT LOCATION**  
**EASY ACCESS TO STILLWATER, MORRISON, PAWNEE PLUS THE CIMARRON TURNPIKE**

**SINGLENAME, YOU'LL WANT TO JOIN US ON SEPT. 9!**

**729 +/- Acres**

OFFERED IN 9 HIGHLY DESIRABLE PARCELS.  
570 Acres contiguous acres

*The Ranch Sells*  
**SATURDAY, SEPT. 9**



learn more & bid online at [www.pickensauctions.com](http://www.pickensauctions.com)



**729 +/- Acres**

OFFERED IN 9 HIGHLY DESIRABLE PARCELS.

**570 Acres contiguous acres**

- **Superb Grazing**
- **Excellent Hunting**
- **Only minutes from Stillwater & the Cimarron Turnpike**

**This is a RARE opportunity to purchase large contiguous tracts in North Central Oklahoma!**

*The Ranch Sells*  
**SATURDAY,**  
**SEPTEMBER 9**

**10 a.m. | Off-site**

at the Morrison Community Building  
905 W HWY 64 located on the West edge of Town



### DIRECTIONS TO LAND

- Tracts 1 and 2 are located 1 ½ miles North of Morrison on 7th street (CR 260) Corner of Lariat and 260
- Tracts 3 - 9 are located East of Morrison -Follow HWY 64 East for 2 ½ miles to HWY 64 and CR 295-Then North across RR Tracks-TRACT 9 starts on the East side of Road. (Follow tract signs from there.) SEE TRACT LAYOUT and WATCH FOR SIGNS

### PLEASE NOTE:

Auction will be held in Morrison at the Morrison Community Building 905 W HWY 64 located on the West edge of town.



### Special Note

10 Rural water taps will be offered individually at the conclusion of the Real Estate Auction  
Call Pickens Auctions office for more information.

Please join us for a Property Preview!

August 31st & September 7th from 4-6 pm

call Gregg @ 405-747-9304 for alternate viewing arrangements.

NOTE: Cattle are present on all tracts. DO NOT ENTER WITHOUT PERMISSION!



### TERMS

- TRACTS 1 and 2 - \$10,000 down per Tract or \$20,000 for the Combination of Tracts 1 and 2
- TRACTS 3 through 9 - \$10,000 down per Tract or \$50,000 for the Combination of Tracts 3-9
- Seller will provide a Survey and an Abstract on each Tract or Combination of Tracts depending on the manner in which they sell.
- Closing on or before November 1st-2017
- Possession- December 1st-2017 unless current Tenants vacate prior to 12-1-17
- All Tracts selling Surface Rights ONLY

\*\* NOTE: Purchasers will have Fall Hunting rights on their respective purchases beginning 10-1-17 until their tracts are closed

\*\* NOTE: Buyers please satisfy yourselves with the availability of utilities for your intended use. All existing water wells and utilities are selling AS IS



### Tract Descriptions

#### TRACT 1 | 80+/- ACRES

The N2NE4 of Section 1-T21N-R3E of the IM-Noble County-OK. 80 acres m/l, surface rights only.

- Very appealing 80 +/- acres that has so much to offer including improved grass and several ponds which provide a high carrying capacity. In addition there are Pecan trees lining the draw that have some great building sites an older but livable mobile home and good solid set working pens. The location is just North of Morrison (corner of Lariat and 7th).

#### TRACT 2 | 80+/- ACRES

The S2NE4 of Section 7-T21N-R3E of the IM-Noble County-OK. 80 acres m/l, surface rights only.

- This tract join Tract 1 to the south. It offers a good pond, open grazing and some timber that provide wildlife habitat and livestock cover. This tract works well by itself or is an excellent combination to tract 1. Be sure to take a look!

\*\* NOTE: Tracts 1 and 2 will be offered individually and in combination with Tracts 3 through 9.

\*\* NOTE: Tracts 3 through 9 are contiguous, separated by Lariat Road.

#### TRACT 3 | 80+/- ACRES

The N2NE4 of Section 2-T21N-R3E of the IM-Noble County-OK. 80 acres m/l, surface rights only.

- This tract is the far North 80. It's a super nice Native Grass pasture with lots of water here and just enough trees for Livestock cover. A set of pens on the North and good access, round out this tract.

#### TRACT 4 | 80 +/- ACRES

The S2NE4 of Section 2-T21N-R3E of the IM-Noble County-OK. 80 acres m/l, surface rights only.

- This tract joins tract 3 to the South. It features a large pond and a few smaller ones along with good Native pasture that is mostly open. This tract is great by itself or would make an awesome combination with tracts 3 and 5.

#### TRACT 5 | 80 +/- ACRES

The N2SE4 of Section 2-T21N-R3E of the IM-Noble County-OK. 80 acres m/l, surface rights only.

- This tract joins tract 4 to the South. This 80 features nice Native grass with big pond and a good amount of trees. This would make a great combination to adjoining tracts or a nice standalone 80.

#### TRACT 6 | 40+/- ACRES

The SW4SE4 of Section 2-T21N-R3E of the IM-Noble County-OK. 40 Acres m/l, surface rights only.

- This 40 joins tracts 5 and 7 and has Lariat Road access. It boasts a good set of pens and a water well used to provide water to the pens. It also features mostly Native grass with a good pond and scattered timber.

\*\* NOTE: Cemetery in the SW Corner.

#### TRACT 7 | 40+/- ACRES

The SE4SE4 of Section 2-T21N-R3E of the IM-Noble County-OK. 40 Acres m/l, surface rights only.

- Neat 40 with a smaller pond and a fair amount of trees providing shade and cover. This tract also offers a small barn and what once was a mobile home spot on the east side. Tract 7 would be an ideal headquarters for the adjoining tracts on both sides.

#### TRACT 8 | 80+/- ACRES

The N2NE4 of Section 11-T21N-R3E of the IM-Noble County-OK. 80 acres m/l, surface rights only.

\*\*WE ARE CROSSING LARIAT ROAD NOW

- Tract 8 lays on the South side of Lariat Road across from Tracts 6 and 7. This tract is very scenic and productive with upland and bottom land make this 80 a dandy. It offers ponds and an abundance of grass with some nice home sites as well.

#### TRACT 9 | 170+/- ACRES

The S2NE4 and 93 acres north of the RR Tracks in the SE4 of Section 11-T21N-R3E of the IM-Noble County-OK. 170 acres m/l, surface rights only.

- This tract joins tract 8 to the south. It's mostly open with excellent grass. Black Bear Creek goes through this tract. In addition, this tract has highly productive grazing and hay production and good access to Highway 64.