

WEDNESDAY, JUNE 24 | 10 AM

# AUCTION 38.66± ACRES

## PREMIER ACREAGE IN GOLDSBY/PURCELL AREA WITH EXCEPTIONAL I-35 ACCESS



**IDEALLY LOCATED:**  
Within 2± mi of I-35,  
Minutes from Downtown Purcell,  
6± mi to Goldsby,  
30± mi to OKC, and  
35± min to OKC Fairgrounds  
& Remington Park

**PROPERTY LOCATION:** 0.15± mi N of E Redbud Rd & Ladd Ave, Purcell, McClain County, OK 73080

**AUCTION LOCATION:** McClain County OSU Extension Office, 1721 Hardcastle Blvd., Purcell, OK



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# EXCEPTIONAL LOCATION | GOLDSBY/ PURCELL



**Legal Description:** Commencing at the SW/4 of the SW/4 of said Section 8; Thence N00° 08'08" E along the W line of said Sec 8, a distance of 760' to the POB; Thence N00° 08'08" E along the W line of said Sec 8, a distance of 609.84'; Thence N89° 56'52" E, a distance of 2647.79' to a point on the E line of the SW/4 of said Sec 8; Thence S00° 04'23" E along the E line of the SW/4 of said Sec 8, a distance of 710.66'; Thence S89° 58'51" W, a distance of 668.06'; thence N00° 09'47" E, a distance of 98.56'; Thence S90° 00'00" W parallel with the S line of the SW/4 of said Sec 8, a distance of 1982.35' to the true POB. 7N-2W-8, McClain County, OK (38.66± AC)

## PROPERTY FEATURES:

- 38.66± Acres
- **PRIME LOCATION!**
  - 2± miles to I-35
  - Minutes from Downtown Purcell
  - 6± miles to Goldsby
  - 30± miles to Oklahoma City
  - 35± minutes to the OKC Fairgrounds & Remington Park
- Located in Washington School District
- Large Pond
- Excellent Homesite Potential
- 61' x 140' Shop Building
- Versatile land use opportunities
- Ideal blend of rural living & city accessibility
- Ample space for barns, arena, or additional improvements
- Located in the heart of Oklahoma horse country



**Directions:** From Hwy 74/ E Maple Rd and Ladd Ave, 1.15± mi N on Ladd Ave to Property on E Side of Rd



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