

Central Oklahoma Recreation in Seminole County
0000 E 1420 Rd
Sasakwa, OK 74867

\$399,999
150± Acres
Seminole County



Central Oklahoma Recreation in Seminole County Sasakwa, OK / Seminole County

SUMMARY

Address

0000 E 1420 Rd

City, State Zip

Sasakwa, OK 74867

County

Seminole County

Type

Undeveloped Land, Hunting Land, Farms, Ranches, Riverfront, Recreational Land

Latitude / Longitude

34.959808 / -96.502137

Acreage

150

Price

\$399,999

Property Website

<https://l2realtyinc.com/property/central-oklahoma-recreation-in-seminole-county-seminole-oklahoma/79142/>



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PROPERTY DESCRIPTION

ONLINE AUCTION

PROPERTY: 150 +/- Acres in Seminole County, Oklahoma

AUCTION DATE: May 27th, 2025 at 6 PM Central

Homesteading, hunting, ranching, fishing... this property can do it all! Coming to online-only auction, this 150 +/- acre farm is a dream come true to someone looking for rural living and recreation in Central Oklahoma.

Access: The southwest corner of this property is just 4/10 of a mile from blacktop Highway 56. Being only half a mile from blacktop, driving to the farm from any nearby town is easy and accessible. You are less than 30 minutes from all the amenities of the modern world yet feel like you've stepped back into a simpler time. Some smaller communities are within 10-15 minutes of the farm, while Seminole and Ada are only half an hour away!

Water: Over 1800 feet of Little River frontage is included with this farm. You will have access to the river in two separate locations, the northeast side and the northwest side. Additionally, 5 individual ponds are spread out around the entire property providing water to cattle and wildlife. The largest pond will also provide some small species fishing like sunfish and bass.

Wildlife: Opportunities to hunt deer, turkey, and hogs will be immediately present on this farm but could be improved with additional management practices. Large blocks of scrub timber, overgrown pasture, and mature hardwoods can be found all over. Cover and water are not limiting factors on this property nor on the neighbors. But large food sources are few and far between. Implementing food plots and a feeding program would increase the amount of game animals found on this place. In the fall, the river access will provide duck hunting opportunities once the migration is in full swing. Excellent fishing can be found on the river as well with catfish being the primary target.

Agricultural Production: A large portion of the property is perimeter fenced and cattle have traditionally been grazed in years past. Two fields in the central part of the property are currently in hay production. The larger field is approximately 18 acres while the smaller, adjacent field is roughly 6 acres. Both areas could be made into food plots for wildlife, maintained as hay, or grazed by cattle. If you reference the Soil Map, the clay soil on the eastern 2/3 of the large field would be conducive to creating a wetland impoundment for waterfowl production.

There are many opportunities for future use with this property. Whether you want to build a homestead, create a deer hunting paradise, or expand your ranching portfolio, this farm can accommodate! Please call or email the listing agent, Tyler Gentry, at [\(316\) 641-3173](tel:316.641.3173) or tgentry@L2realtyinc.com to set up a property tour. Create your land legacy!

- 150 +/- Total Acres
- Upland and River Bottom Timber
- Hay Pasture and Grazing
- Little River Frontage
- Five Ponds
- Whitetail Deer, Turkey, and Hog Hunting
- Duck Hunting and Fishing on Little River
- Gravel Road Frontage
- 15 minutes to Wewoka, OK
- 20 minutes to Holdenville, OK

MORE INFO ONLINE:

L2realtyinc.com

- 25 minutes to Ada, OK
- 30 minutes to Seminole, OK
- 1 hour, 30 minutes to Oklahoma City

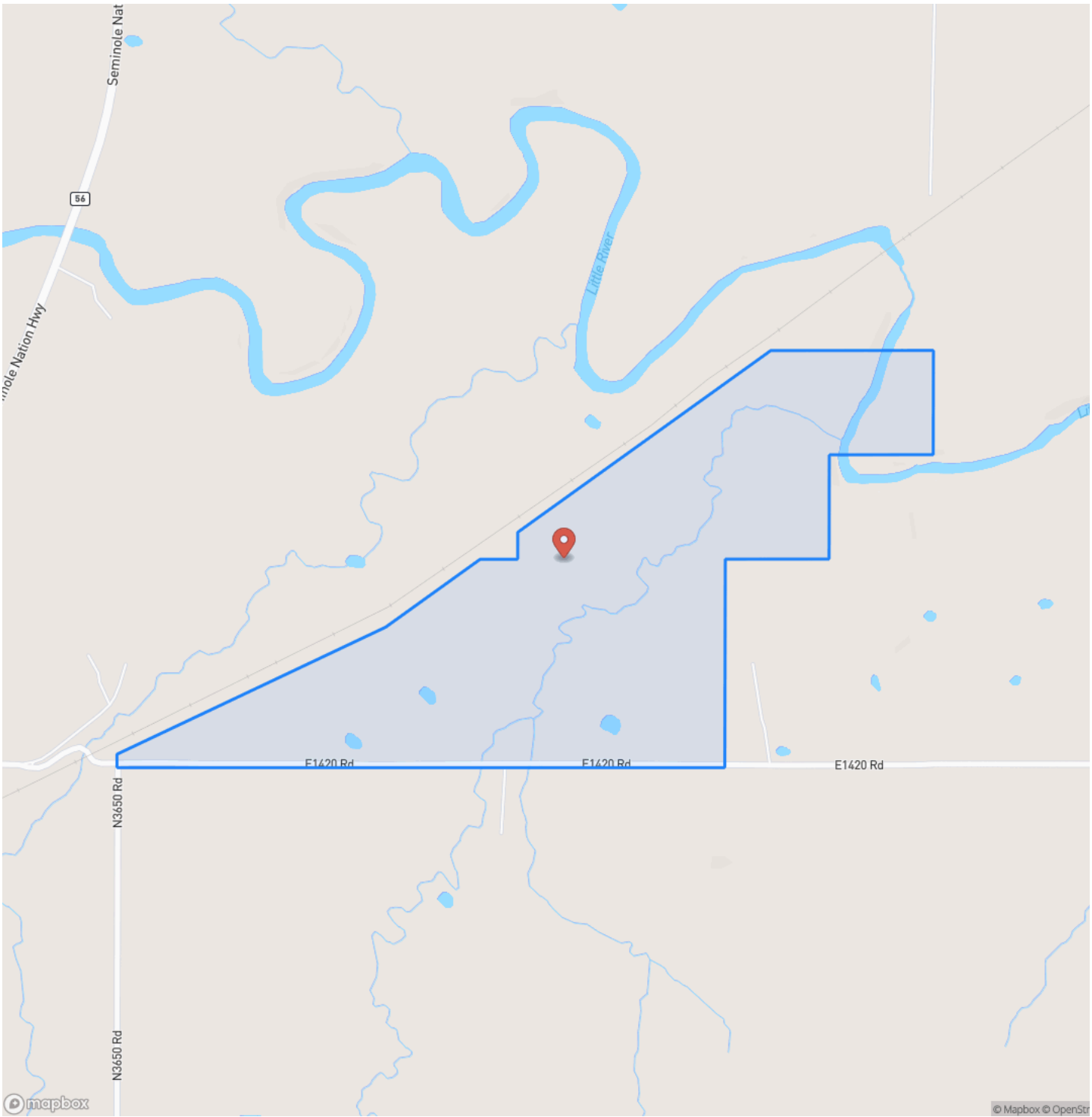
TERMS: Online bidding will open at 10 AM on May 23rd, 2025 and will end at 6 PM on May 27th, 2025 or once no additional bids have been placed for 3 minutes. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to stay updated and place bids. Bidding will be conducted online-only. There will be a 10% buyers premium added to the high bid to determine the contract price. Closing, abstracting, and title insurance fees will be split 50/50 between seller and buyer. The property is selling subject to a reserve. Bids submitted shall be "firm bids" available for sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding. Final sales price will be calculated by 150 times the final bid plus buyer's premium. Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to FirstTitle within five 5 days of notification and acceptance. Remaining balance due at the time of closing. Closing of the sale bid purchase will be conducted on or before 07/11/2025 at where time seller shall deliver possession. Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included. Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only. Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties. All terms announced the day of the auction take precedence over any other advertising.



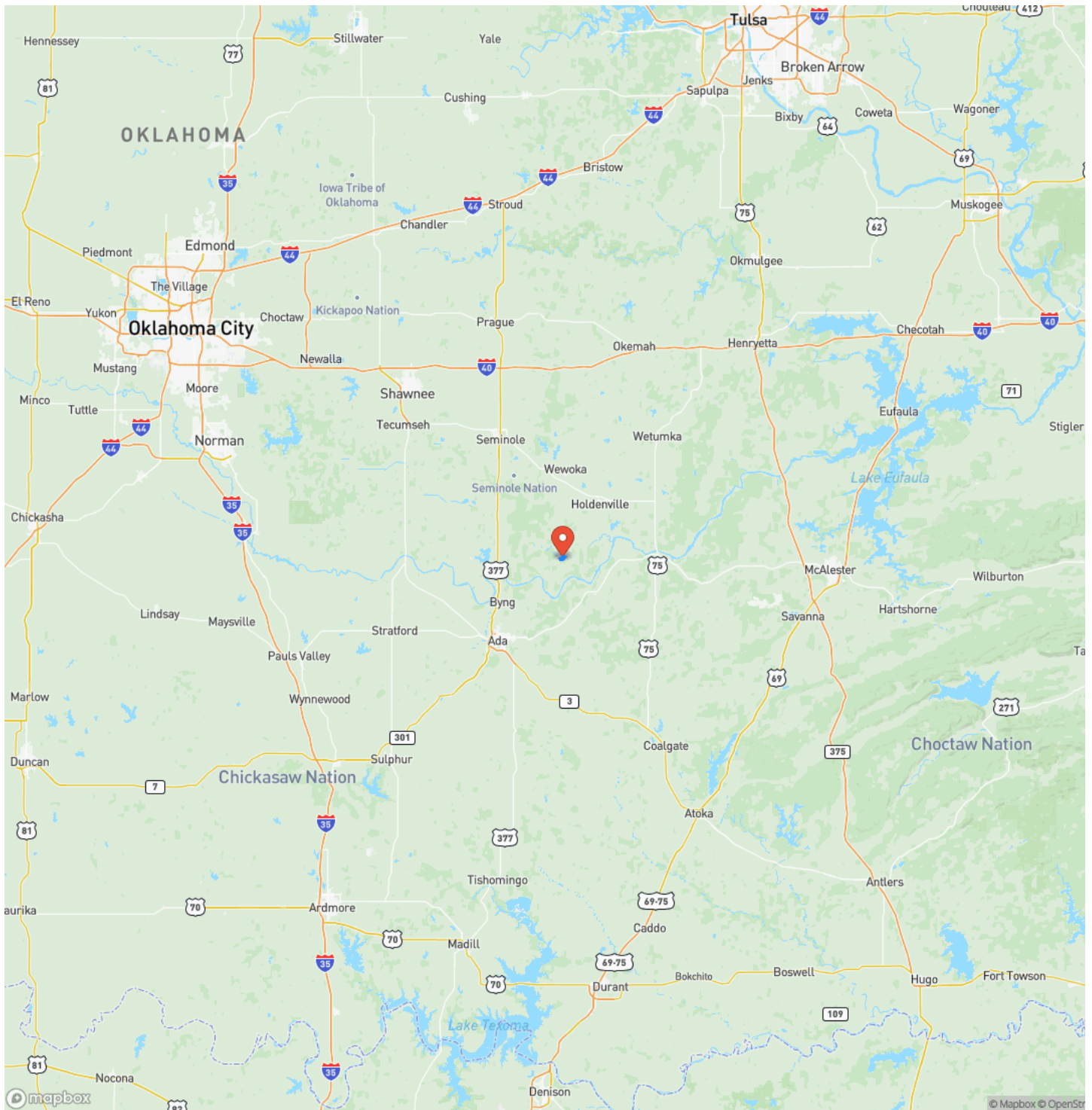
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Sasakwa, OK / Seminole County



Locator Map



Locator Map



Satellite Map



Central Oklahoma Recreation in Seminole County

Sasakwa, OK / Seminole County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Gentry

Mobile

(316) 641-3173

Email

tgentry@l2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, typical of notebook or legal stationery. The background is a solid off-white color, and there are no margins, text, or other markings present.



L2realtyinc.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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