

TUESDAY, JUNE 4 | 10 AM

AUCTION 10.47± ACRES

PREMIER HORSE FACILITY WITH EXPANSIVE MULTI-USE DEVELOPMENT POTENTIAL



EXCEPTIONAL LOCATION!

Within 2± miles of I-35/ I-44, Hwy 77, & John Kilpatrick Turnpike

AUCTION ON-SITE: 11000 N EASTERN AVE., OKLAHOMA CITY, OK 73131



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Terms: **10% Buyer's Premium.**

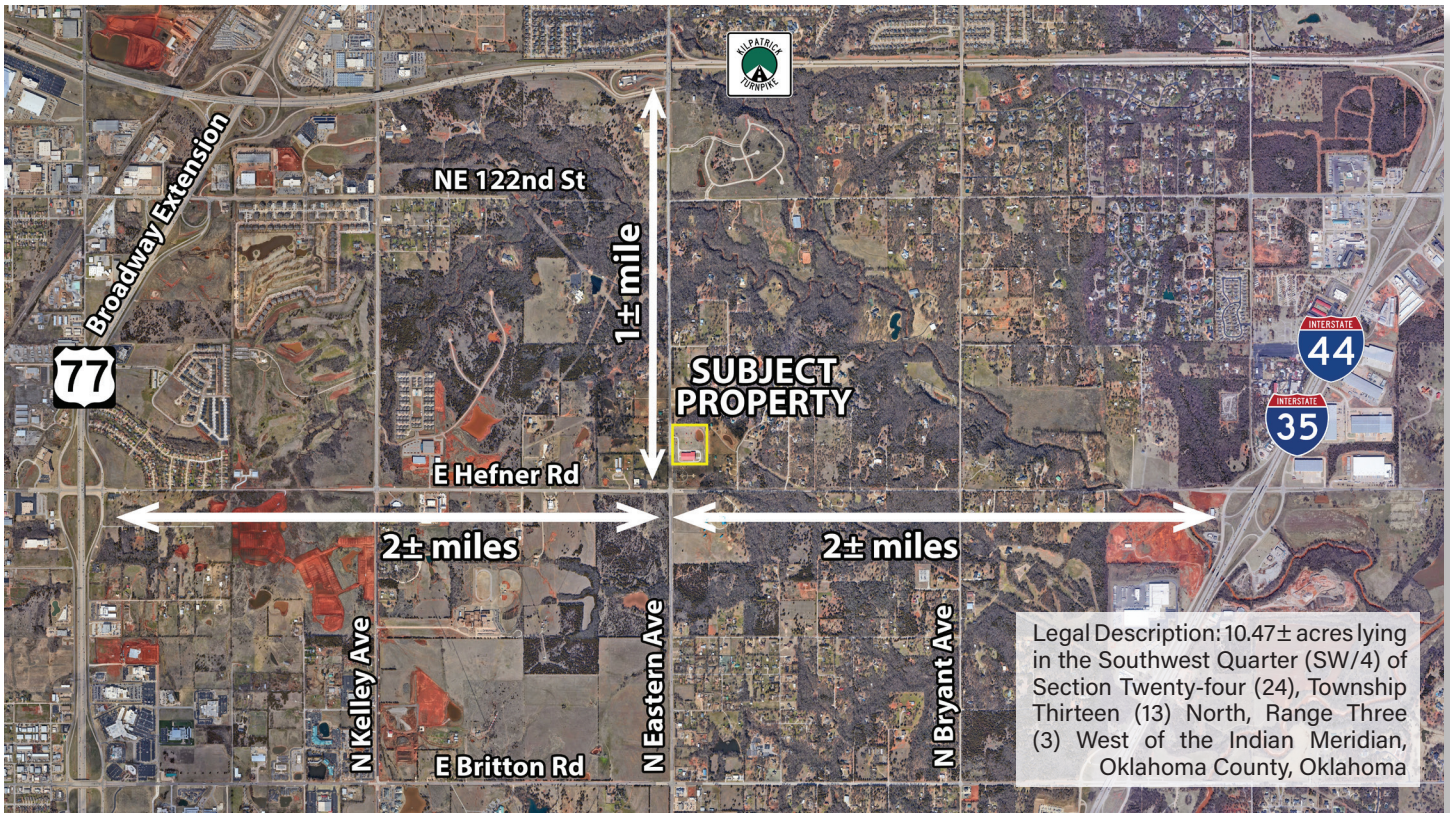
Buyer is responsible for doing due diligence.

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EXCEPTIONAL LOCATION!



PROPERTY FEATURES:

- 10.47± Acres (9.98± AC Fully Irrigated)
- **PRIME LOCATION!**
 - 1± mile to John Kilpatrick Turnpike
 - 2± miles to Hwy 77 & I-35/ I-44
 - Minutes to Edmond & Downtown OKC
- Engineered Steel Frame Building
 - 125' x 250' Covered Indoor Arena
 - 3 Powered Garage Doors
 - 5 12'x12' Stalls w/ Fly Spray Systems, Feeders, & Automatic Waterers
 - Individual Turn-outs, no-climb fence
 - Cinder Block Wash Rack w/ Hot & Cold Water
 - Two Storage/ Tack Rooms
 - 2" Spray Foam
 - Wind Screens
 - Loft Overlooking Arena: Full Bath w/ Shower, Kitchenette, Custom Wood Lockers, Bay Watch Window
- Covered RV Hookup on Concrete Slab 73' x 20'
 - 400 amp service
 - Sewer/ septic system
 - Water Hookup and Clean Out



- 5 Pastures w/ 5 Loafing Sheds w/ Concrete Foundations
 - Individual Feeders & Automatic Waterers
- 1/2 Acre Stocked Pond
- Gated Rock Entry
- Pipe Fencing
- **Zoned PUD 1790 - Potential for RV/Boat Storage Facility**
 - Property lies within OKC City Limits - All potential development will need to be approved by the OKC Planning & Zoning Commission

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