

TUESDAY, OCTOBER 1 | 10 AM

# AUCTION 155± ACRES

BUY ALL OR PART: OFFERED IN 3 TRACTS FROM 40± ACRES



ON BEHALF OF THE  
BILLY F WALLACE  
REVOCABLE TRUST

PROPERTY LOCATION: 13253 S 74TH ST W, OKTAHA, MUSKOGEE COUNTY, OK 74450

AUCTION LOCATION: Checotah Community Center, 611 N Broadway, Checotah, OK 74426



CRAIG BUFORD, BROKER/ AUCTIONEER | 405-833-9499



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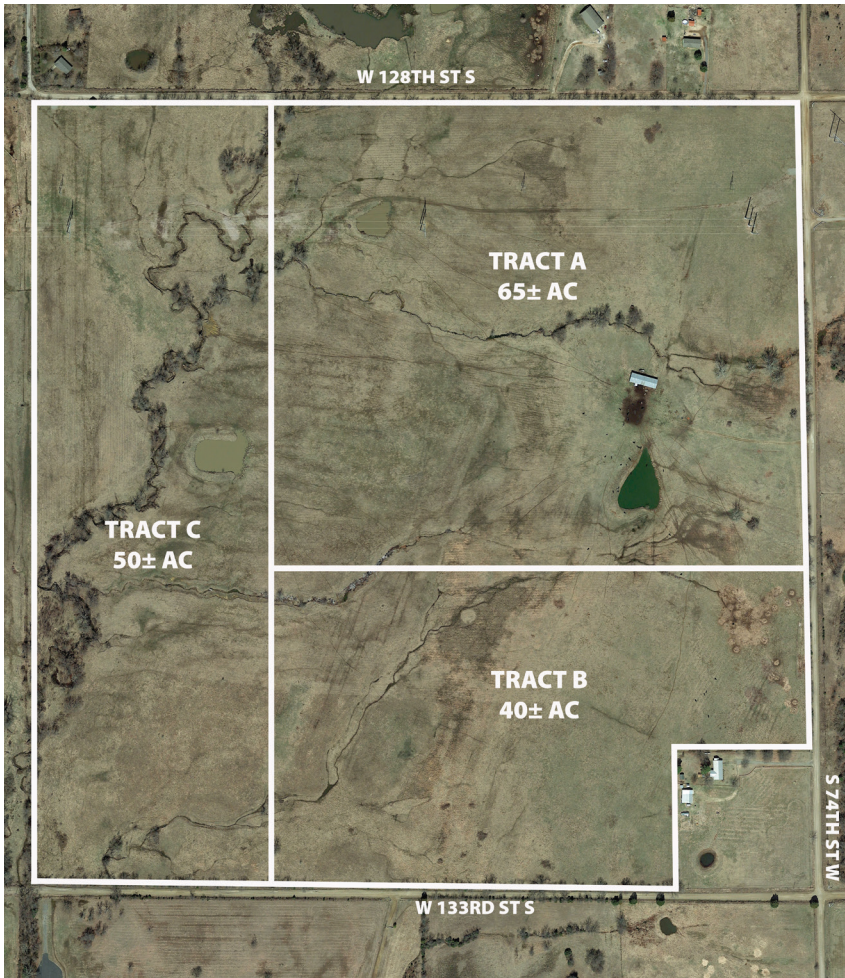
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Buyer is responsible for doing due diligence.  
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# OKTAHA, MUSKOGEE COUNTY, OKLAHOMA



## 155± ACRES: BUY ALL OR PART

### PROPERTY FEATURES:

- Productive Native Pasture for Livestock or Hay Production
- Rolling Terrain with Nice Elevation Changes
- Multiple Ponds
- Mature Trees Throughout
- Homesite Potential
- Seasonal Creek Provides Wildlife Cover
- Pole Barn with Livestock Pens
- Exceptional Oktaha School District
- Electric Available
- Minerals Owned are Included

Minutes from Checotah  
20± Minutes from Muskogee  
Only 1 hour from Tulsa

### DIRECTIONS:

From Muskogee: South on Hwy 69 15± miles, Take exit towards Oktaha, East on Oktaha Rd 0.55± miles, East on Cemetery Dr 0.6± miles, South on Beman St. 0.5± miles to NW corner of property

Legal Description: T13N R17E S26 SE/4 LESS S466.7 E466.7 (155.00 Acres) Oktaha, Muskogee County, Oklahoma



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PROPERTY TOURS AVAILABLE BY APPOINTMENT