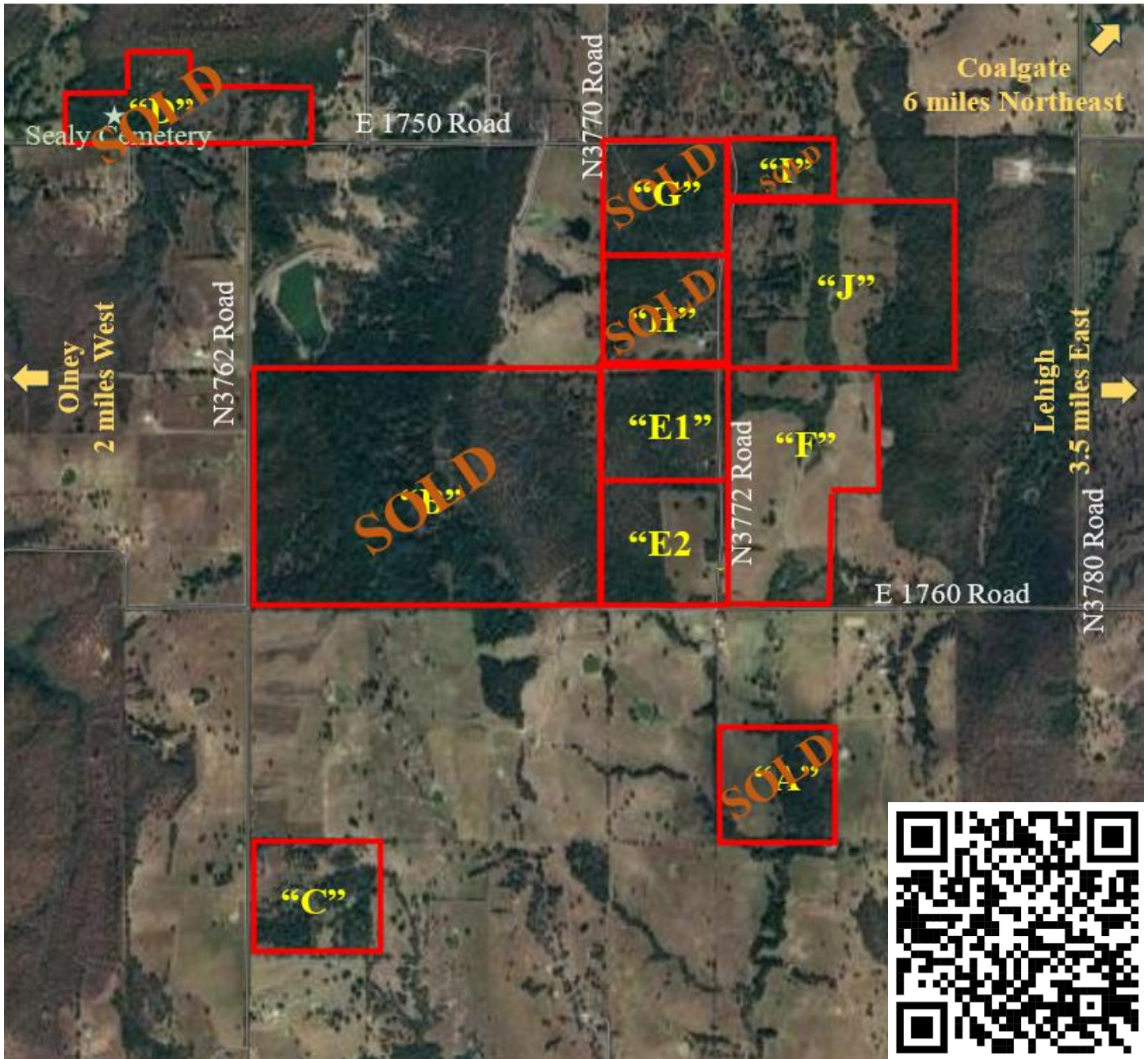


LAND AUCTION

5 Tracts located in Coal County, Oklahoma

Sheriff's Sale set for April 30th, 2025 at 2:00 p.m



For more information call Sheri Mueller at (405) 282-7677
or visit: www.coalcountyauctions.com

Mueller, Wheeler & Associates, PLLC
202 E. Harrison Ave.
Guthrie, OK 73044

LAND AUCTION

40 Acres located in Coal County, Oklahoma

Auction starts at two-thirds of Appraised Value

LEGAL DESCRIPTION:

THE NORTHEAST
QUARTER (NE/4) OF THE
SOUTHWEST QUARTER
(SW/4) OF SECTION 24,
TOWNSHIP 1 SOUTH,
RANGE 9 EAST, COAL
COUNTY, STATE OF
OKLAHOMA

This 40-acre property features a peaceful pond, ideal for fishing and enjoying nature. With a mix of woods and clearings, it's perfect for a private retreat or future home. Great for anyone looking for a quiet, natural setting.



PUBLIC AUCTION

**Wednesday,
April 30th, 2025
at 2:00 p.m.**

Location:

**East End of the Main
Corridor of the Coal
County Courthouse
4 N. Main St,
Coalgate, OK 74538**



PROPERTY LOCATION:

14 Miles from Coalgate, OK
17 Miles from Atoka, OK
36 Miles from Ada, OK
43 Miles from Durant, OK
120 Miles from OKC, OK

APPRAISED VALUE:

\$160,000.00

**For more information call Sheri Mueller at (405) 282-7677
or visit: www.coalcountyauctions.com**

LAND AUCTION

35.37 Acres located in Coal County, Oklahoma

Auction starts at two-thirds of Appraised Value

LEGAL DESCRIPTION:

THE NORTHEAST 10 ACRES OF LOT 3, THE WEST 15.37 ACRES OF LOT 3, and THE SOUTHEAST 10 ACRES OF LOT 3 ALL IN SECTION 18, TOWNSHIP 1 SOUTH, RANGE 10 EAST, COAL COUNTY, OKLAHOMA, total of 35.37 acres more or less

This serene 35.37-acre property is heavily wooded, offering privacy, natural beauty, and abundant wildlife. With its lush forested landscape, this tract is ideal for outdoor enthusiasts, hunting, or creating a secluded retreat surrounded by nature.

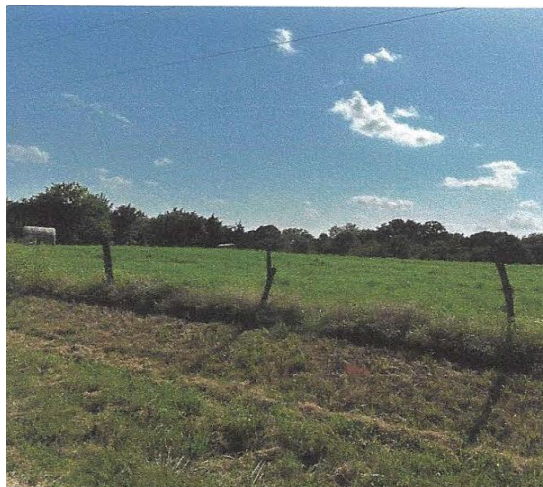


PUBLIC AUCTION

**Wednesday,
April 30th, 2025
at 2:00 p.m.**

Location:

**East End of the Main
Corridor of the Coal
County Courthouse
4 N. Main St,
Coalgate, OK 74538**



PROPERTY LOCATION:

14 Miles from Coalgate, OK
17 Miles from Atoka, OK
36 Miles from Ada, OK
43 Miles from Durant, OK
120 Miles from OKC, OK

APPRAISED VALUE:

\$132,637.50

**For more information call Sheri Mueller at (405) 282-7677
or visit: www.coalcountyauctions.com**

LAND AUCTION

35.19 Acres located in Coal County, Oklahoma

Auction starts at two-thirds of Appraised Value

LEGAL DESCRIPTION:

THE WEST 15.19 ACRES OF LOT 4 and THE EAST 20 ACRES OF LOT 4 ALL IN SECTION 18, TOWNSHIP 1 SOUTH, RANGE 10 EAST, COAL COUNTY, OKLAHOMA, total of 35.19 acres more or less

This 35.19-acre property offers a versatile landscape, featuring a mix of wooded areas for privacy and open cleared spaces perfect for development, recreation, or livestock. With dual road access from N3772 Road and E1760 Road, this tract provides both convenience and seclusion, making it an ideal location for a homestead, hunting retreat, or future investment.

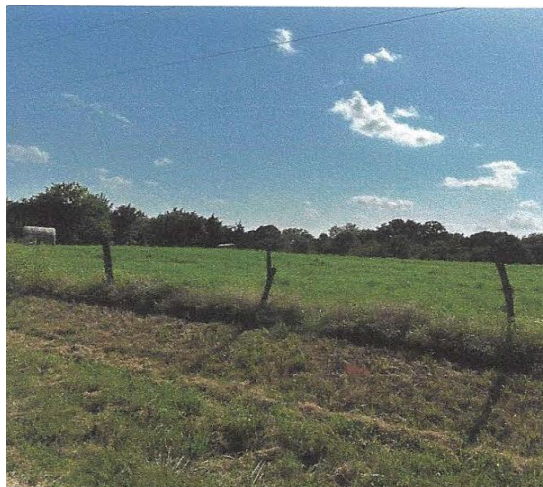


PUBLIC AUCTION

**Wednesday,
April 30th, 2025
at 2:00 p.m.**

Location:

**East End of the Main
Corridor of the Coal
County Courthouse
4 N. Main St,
Coalgate, OK 74538**



PROPERTY LOCATION:

14 Miles from Coalgate, OK
17 Miles from Atoka, OK
36 Miles from Ada, OK
43 Miles from Durant, OK
120 Miles from OKC, OK

APPRAISED VALUE:

\$136,962.50

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LAND AUCTION

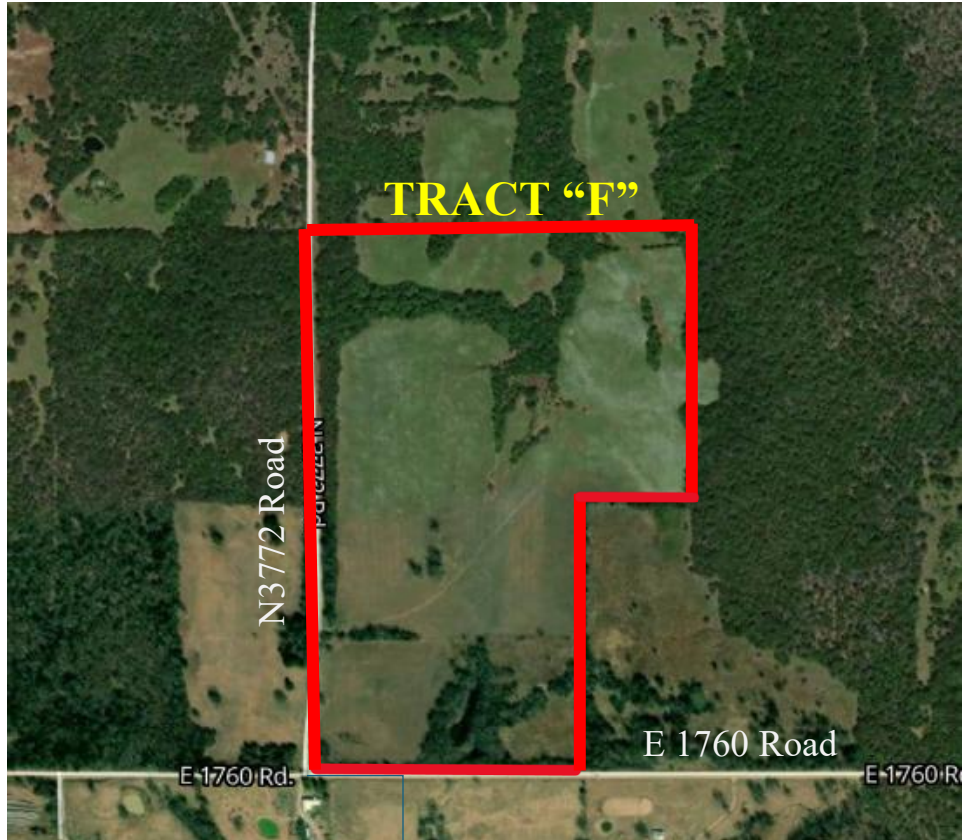
100 Acres located in Coal County, Oklahoma

Auction starts at two-thirds of Appraised Value

LEGAL DESCRIPTION:

THE EAST HALF (E/2) OF THE
SOUTHWEST QUARTER (SW/4) OF
SECTION 18, TOWNSHIP 1 SOUTH,
RANGE 10 EAST, COAL COUNTY,
OKLAHOMA,
and
THE WEST HALF (W/2) OF THE
NORTHWEST QUARTER (NW/4) OF
THE SOUTHEAST QUARTER (SE/4)
OF SECTION 18, TOWNSHIP 1
SOUTH, RANGE 10 EAST, COAL
COUNTY, STATE OF OKLAHOMA.

This 100-acre property in rural Coal County features quality pastureland and a well-sized pond, ideal for livestock or agriculture. It offers a peaceful setting and scenic views, perfect for a working ranch or a private rural retreat.



PUBLIC AUCTION

**Wednesday,
April 30th, 2025
at 2:00 p.m.**

Location:

**East End of the Main
Corridor of the Coal
County Courthouse
4 N. Main St,
Coalgate, OK 74538**



PROPERTY LOCATION:

14 Miles from Coalgate, OK
17 Miles from Atoka, OK
36 Miles from Ada, OK
43 Miles from Durant, OK
120 Miles from OKC, OK

APPRAISED VALUE:

\$375,000

**For more information call Sheri Mueller at (405) 282-7677
or visit: www.coalcountyauctions.com**

LAND AUCTION

120 Acres located in Coal County, Oklahoma

Auction starts at two-thirds of Appraised Value

LEGAL DESCRIPTION:

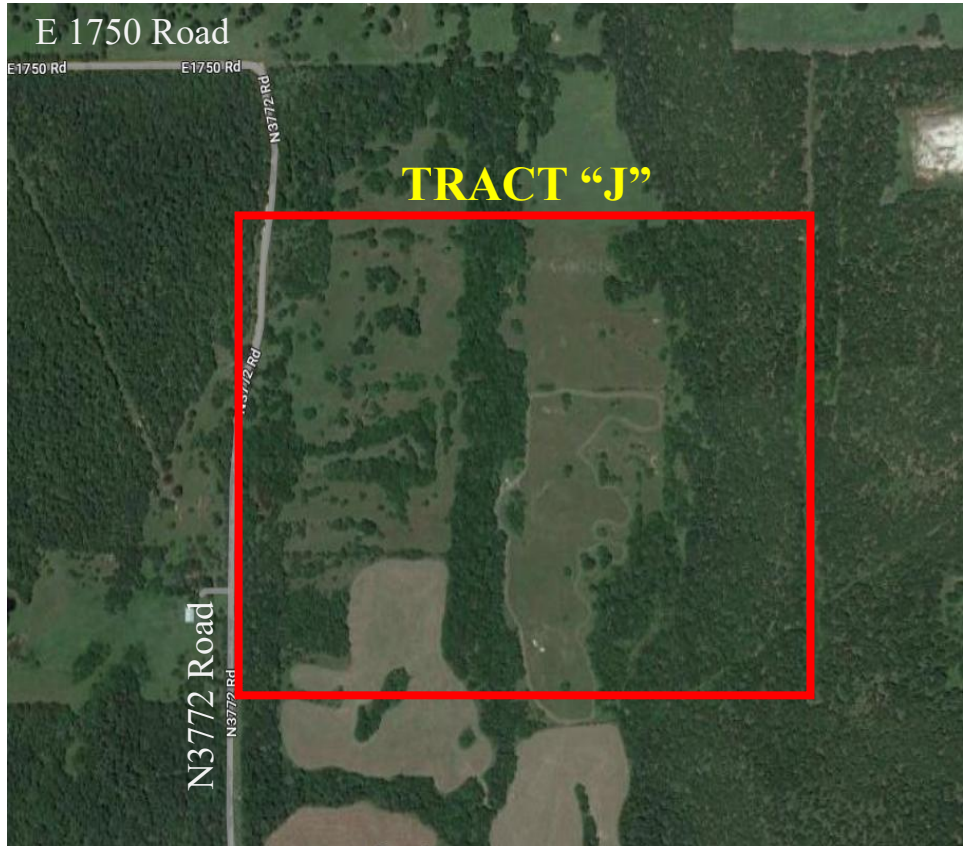
THE SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 10 EAST, COAL COUNTY, STATE OF OKLAHOMA, and
THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4); AND THE SOUTH HALF (S/2) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER ALL IN SECTION 18, TOWNSHIP 1 SOUTH, RANGE 10 EAST, COAL COUNTY, STATE OF OKLAHOMA, and
THE WEST HALF (W/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 10 EAST, COAL COUNTY, STATE OF OKLAHOMA, and
THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4), and
THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) ALL IN SECTION 18, TOWNSHIP 1 SOUTH, RANGE 10 EAST, COAL COUNTY, OKLAHOMA.

PUBLIC AUCTION

**Wednesday,
April 30th, 2025
at 2:00 p.m.**

Location:

**East End of the Main
Corridor of the Coal County
Courthouse
4 N. Main St,
Coalgate, OK 74538**



PROPERTY LOCATION:

14 Miles from Coalgate, OK
17 Miles from Atoka, OK
36 Miles from Ada, OK
43 Miles from Durant, OK
120 Miles from OKC, OK

APPRAISED VALUE:

\$340,000.00

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