

BAR VH EQUESTRIAN CENTER

21576 SOONER AVE • PURCELL, OKLAHOMA

"Quarter Horse Capital of the World"

REAL ESTATE AUCTION

JUNE 19, 2021 • 1PM



BARIGBY.com

405.777.3411

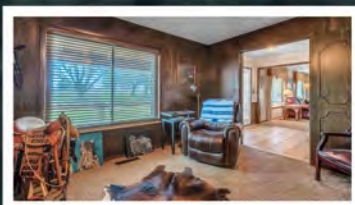
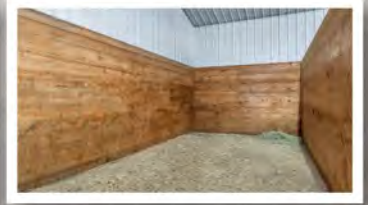
Shannon Mays, Broker 153489



Lynn Prewett

405.862.7967

Heidi Rose, Broker eXp Realty 159206



As you travel down Sooner Avenue in Purcell, Oklahoma ... you soon realize why Purcell has earned the title of the "Quarter Horse Capital of the World". And as you travel along the BAR VH Equestrian Center frontage, you'll be amazed by this fabulous and immaculate sprawling property. This is an equestrian property that had no expenses spared when designing and building every facet of a such a versatile and functional horse facility. Although the BAR VH facilities are currently being used for the racing industry, this property would lend itself well to literally any equine discipline. With 48 stalls, vet lab, cattle handling facilities, spacious indoor and outdoor arenas, covered and outdoor round pens, training track, walkers, and so many additional and attractive features, this property will meet all the needs of so many equine enthusiasts. This includes Reiners, Barrel Racers, Cutters, Western and English Pleasure, Working Cow Horses, Dressage, Breeding facilities and more! And the nearly 100 acre property is surrounded and neatly divided by nearly ten miles of quality pipe and cable fencing. The ranch home? It's an equestrian lover's dream with 4 bedrooms, 3 baths, den, study and large entertaining lounge, gourmet kitchen and more and ... it's an easy stroll to your horse facilities yet private and tastefully situated with its own gated entrance. This will truly be a once in a lifetime opportunity to own one of the most highly acclaimed horse properties in Purcell, Oklahoma. Formerly offered for \$3.3 million, join us for this exciting auction where you can purchase this coveted Equestrian Center at YOUR price!

BAR VH EQUESTRIAN CENTER

Ranch Home

- ◆ Purcell Schools
- ◆ 4 Bedrooms
- ◆ 3 Bathrooms
- ◆ Two Story Walkout
- ◆ Den
- ◆ Study
- ◆ Entertainment Lounge
- ◆ Large Stone Patio
- ◆ Gourmet Kitchen
- ◆ Gated Entrance

Stallion Barn

- ◆ 10 Stalls
- ◆ All Stalls Matted
- ◆ Tack Room
- ◆ Feed Room
- ◆ Wash Rack

Mare Motel

- ◆ 4 Large Foaling Stalls
- ◆ All Stalls Matted
- ◆ Vet Lab
- ◆ Treatment Stocks
- ◆ Mare/Foal Stocks
- ◆ Laundry Area

Office

- ◆ 2 Room Large Office
- ◆ Lounge Area
- ◆ Reception Area with Bath
- ◆ Supply Room
- ◆ Radiant Heat

Training Barn

- ◆ 22 12x12 Stalls
- ◆ All Stalls Matted
- ◆ Expandable Runs
- ◆ 12 12x24 Stalls

Arenas & Outdoor Amenities

- ◆ 120' x 280' Indoor Arena
- ◆ Center Divider Gates
- ◆ Sprinkler System
- ◆ Holding Pens on Each End
- ◆ Runs to move horses from each area
- ◆ 2 - 6 Horse Walkers
- ◆ 40' Covered Round Pen
- ◆ 150' x 300' Outdoor Arena
- ◆ 5 Large Loafing Sheds
- ◆ 2 Metal Frame Working Pens
- ◆ Hay & Shavings Sheds & Equipment Barns
- ◆ 40 Acre Back Pasture with Pond
- ◆ 1/2 Mile Oval Track - 300YD Straightaway

Acclaimed Equestrian Center PURCELL, OKLAHOMA "Quarter Horse Capital of the World"



- ~ FABULOUS EQUESTRIAN CENTER ~
- ~ 48 Stalls – Training Track ~
- ~ Indoor and Outdoor Arenas ~
- ~ Complete Breeding Facilities ~
- ~ Beautiful Ranch Home ~





A PREMIER RANCH AUCTION FIRM
Brian Rigby 405.777.3411

Lynn Prewett 405.826.7967
eXp Realty Heidi Rose Broker #159206

REAL ESTATE AUCTION

21576 Sooner Ave - Purcell, Oklahoma
Saturday, June 19 2021
Registration 10AM • Auction 1PM

BARIGBY.com



AUCTION INFORMATION:

Please contact the Auction Office for further details or clarifications regarding this auction. 800.582.1206 Brian@barigby.com

REAL ESTATE BROKER PARTICIPATION:

A commission will be paid to any properly licensed buyer's broker who registers a successful bidder according to the Broker Participation guidelines. Forms are available online at BARIGBY.com and from the Auction Office.

REAL ESTATE TERMS:

A 10% (ten percent) down payment of the contract price will be due the day of auction from the person(s) being declared the winning bidder. Balance will be due at closing within 30 days from the day of live auction. Closing company will be determined by the seller.

BUYERS PREMIUM:

A 10% (ten percent) Buyers Premium will be added to the winning bid price for the Real Estate to arrive at the total contract price paid for the Real Estate by the purchaser(s). An additional 2% (two percent) will be added for Real Estate purchased online.

AUCTION REGISTRATION:

Registration and Ranch Tours will begin at 10AM on location. The Real Estate Auction will begin at 1PM, on location at 21576 Sooner Avenue in Purcell. Only properly registered bidders will be allowed to participate. Please bring a bank letter of guarantee to present at registration.

DRIVING DIRECTIONS:

From Norman, Oklahoma, travel South on I-35 to Highway 39. Travel west on Highway 39 to Sooner Avenue. Turn north on Sooner Avenue and continue north to the BAR VH Equestrian Center along the east side of Sooner Avenue. Watch for B A RIGBY Auction Signs. GPS should direct you accurately to the property.

AUCTIONEER'S NOTE:

This is NOT a forced auction. The seller believes in the Auction Method of Marketing and knows the history and experience of the team at B A RIGBY & Associates. All information is deemed reliable but not guaranteed and should be independently verified. Neither B A RIGBY & Associates, its agents or affiliates warrant or guarantee the accuracy of any information contained herein. Announcements made day of Auction take precedence over any printed or marketing material. Contact the Auction Office for details and clarification. 800.582.1206.

BARIGBY.com

405.777.3411