

# PUBLIC AUCTION!

FRIDAY, MAY 23, 2025 • 10:00 AM

Owner: NANCY LUCAS

**SALE & PROPERTY LOCATION:** 17911 US Hwy. 33, Crawford, OK.  
Go One Mile North of Roll, OK at the Junction of State Highway 283  
and State Highway 33 go 4.3 miles West on State Highway 33.

**OPEN HOUSE:** Sunday, May 18, 2025 – 2:00-4:00  
or by appointment by calling 580-225-0269, 580-821-1186 or 580-821-1738.



**Legal Description:** The Northwest Quarter in Section 6 in Township 15 North, Range 24 West, I.M. Roger Mills County, OK. Containing 96.64 acres (mol). Selling surface and surface rights only.

**Property Description:** This property consist of approximately 96 acres with 58 acres Love Grass and 32 acres Native Grasses & Trees. There is a 1,160 sq. ft. home with living room, kitchen, bathroom and upstairs bedroom. This residence features metal siding and a metal roof, wood burning stove and ac window units, as well as a septic system and a 100' water well. Additional there is a 130' x 250' arena made with pipe and suker rod, with numerous small pens attached.

**Real Estate Terms:** 10% of purchase price to be placed in escrow day of sale. Purchaser's attorney will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2024 and prior taxes will be paid by the seller. 2025 taxes will be pro-rated to day of closing. All property is sold "as is where is". Auction is not contingent upon buyer securing or obtaining financing.



*Grant's Auction & Realty*



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ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.