



PUBLIC AUCTION

10:00 a.m. • Saturday, September 23, 2017

80 Acres (mol) Roger Mills County Land Near Grimes, OK



SALE & PROPERTY LOCATION: From the Intersection of Highway 6 and Highway 283 go 4 miles North on Highway 283 to Grimes Road, RM E 1070 Rd, then 6.3 miles West to RM N 1800 Rd, 1 mile North to the Southeast Corner of the Property.

LEGAL DESCRIPTION: The South One-half of the Southeast Quarter of Section 30 Township 12 North, Range 24 West, I.M. Roger Mills County, OK. Containing 80 acres (mol). Selling Surface Rights Only.

PROPERTY DESCRIPTION: Here is an opportunity to own 80 acres of native pasture with impressive ranching and hunting opportunities. Excellent acreage to run cattle with the bonus of some great deer, turkey and quail hunting. There is perimeter fencing and county road frontage and also has a seasonal creek which is a contributory to Buffalo Creek and also has a water well with a windmill. This acreage offers everything a buyer could want; Ranch land and awesome hunting, with so many possibilities we encourage you to see for yourself – Don't Miss This Sale!!!

REAL ESTATE TERMS: 15% of purchase price to be placed in escrow day of sale. Purchaser will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2016 and prior taxes will be paid by seller. 2017 taxes will be prorated. Possession will be at closing. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing. Grant's Auction & Realty is a transaction broker.



Scan QR Code for more information!

OWNER: LINDA BROWER



Grant's Auction & Realty

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