



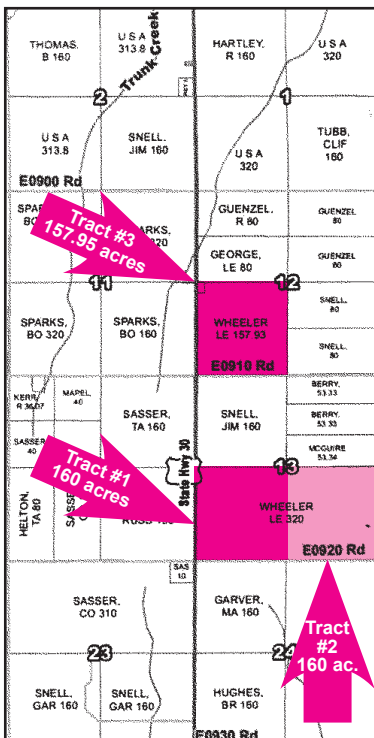
Public Auction

638 Acres Roger Mills County Land in the Reydon, OK Community - Offered in 4 Tracts

Saturday, September 22, 2018 • 10:00 a.m.

SALE & PROPERTY LOCATION: Reydon, OK from the Intersection of Highway 47 and Highway 30 go 2 miles North on Highway 30 to the Southwest Corner of Tract #1.

AUCTIONEER'S STATEMENT: It is a privilege to offer this long time family owned property at Public Auction. Any one of these tracts would be an asset to any existing operation or a good place to get started. Better check these places out and plan to be with us sale day. Possession of cultivated ground will be at closing or before and possession on grass will be January 1, 2019.



TRACT #1: LEGAL & PROPERTY DESCRIPTION:

The Southwest Quarter of Section 13, Township 14 North, Range 26 West, I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol). This tract consist of native grass, 5 wire fences, water well with an electric pump and has one-half mile of Highway 30 frontage.

TRACT #2: LEGAL & PROPERTY DESCRIPTION:

The Southeast Quarter of Section 13, Township 14 North, Range 26 West, I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol). The tract consist of 73.5 acres of wheat, 72.75 acres of Lovegrass, 4 & 5 wire fences and water is supplied from Tract #1.

TRACT #3: LEGAL & PROPERTY DESCRIPTION:

The Southwest Quarter of Section 12, Township 14 North, Range 26 West, I.M., Roger Mills County, Oklahoma, less a 2.07 acre tract in the Northwest Corner of said Southwest Quarter. Containing 157.93 This tract consist of 121.47 acres of wheat and 32 acres of native grass, 5 wire fences, cow lots in the southwest corner and a water well with an electric pump and also there is one-half mile of Highway 30 frontage.

TRACT #4: LEGAL & PROPERTY DESCRIPTION: The Southwest Quarter of Section 26, Township 15 North, Range 26 West, I.M., Roger Mills County, Oklahoma. Containing 160 acres (mol). This tract consist of 66.32 acres of Lovegrass and the balance being native grass, there are 5 wire fences and a water well. This tract is located just South of the Washita River and offers some excellent hunting. This property is on a black top county road.

REAL ESTATE TERMS: 10% 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 2017 and prior taxes will be paid by seller. 2018 taxes will be prorated. Possession will be at closing. Possession of Cultivated ground will be at closing or before and possession on grass land will be January 1, 2019. 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.

Owners: Billy & Andrea Beth Wheeler



Grant's Auction & Realty

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Mike Grant
Auctioneer/Sales Associate
Texas License #13353
Mobile: 821-1186

Cindy Grant
Cashier/Real Estate Broker
Elk City, OK
Mobile: 821-1738

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Johnny Grant 1926-2010

Jeremy Justus
Auctioneer

Monte Tucker
Auctioneer & Sales Associate
Sunny Point, America
(580) 515-4477

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