

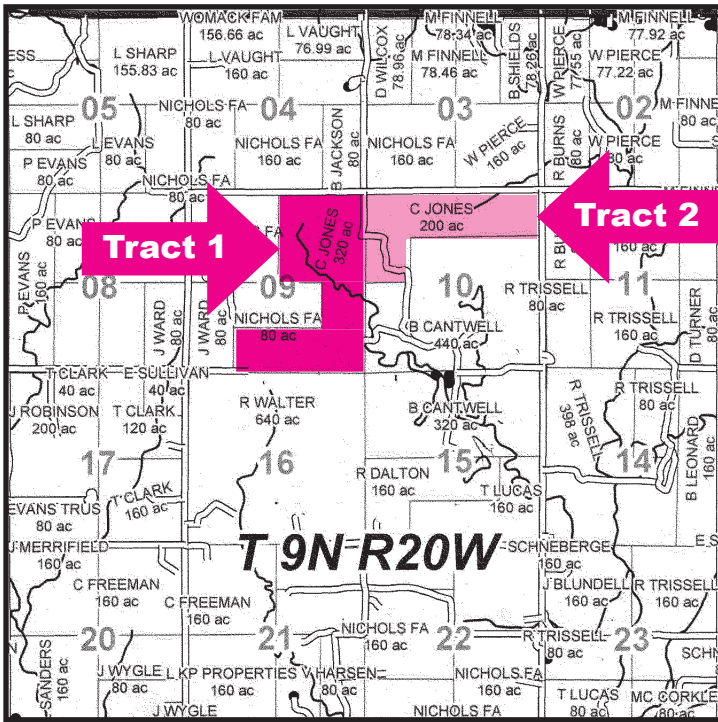


PUBLIC AUCTION

10:00 a.m. • Saturday, December 15, 2018

520 ACRES WASHITA CO. GRASSLAND Southeast of Elk City, OK, selling in Two Tracts

PROPERTY & SALE LOCATION: From Exit 38 off of I-40 at Elk City Oklahoma go 7 miles South on Hwy. 6 to Hwy. 152 go 6 miles East on Hwy. 152 to WA N2070 Rd then 1 mile South then 1/2 mile West.



TRACT #1 – LOCATION, LEGAL & PROPERTY DESCRIPTION:

From Hwy. 6 & Hwy. 152 Intersection South of Elk City, OK go 4 miles East on Hwy. 152 to WA N2050 Rd then 1 mile South and 1/2 mile East on WA E1200 Rd to the Northwest Corner of property. The Northeast Quarter and the East One-half of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter in Section 9, Township 9 North, Range 20 West, I.M., Washita County, Oklahoma. Containing 320 acres (mol). Selling Surface Rights Only. This native and improved pasture has 5 wire fences, windmill and a spring fed pond.

TRACT #2 – LOCATION, LEGAL & PROPERTY DESCRIPTION:

From Hwy. 6 & Hwy. 152 Intersection South of Elk City, OK go 6 miles East to WA N2070 Rd then 1 mile South to the Northeast Corner of property. The Southwest Quarter of the Northwest Quarter and the North One-half of the Northwest Quarter and the North One-half of the Northeast Quarter in Section 10, Township 9 North, Range 20 West, I.M., Washita County, Oklahoma. Containing 200 acres (mol). Selling Surface Rights Only. This native and improved pasture has 5 wire fences and a windmill.

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 2018 and prior taxes will be paid by seller. 2019 taxes will be prorated. Possession will be at closing. Selling surface rights only. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing.



Scan QR Code for more information!

OWNERS: CAROL J. JONES & CODY JONES



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