

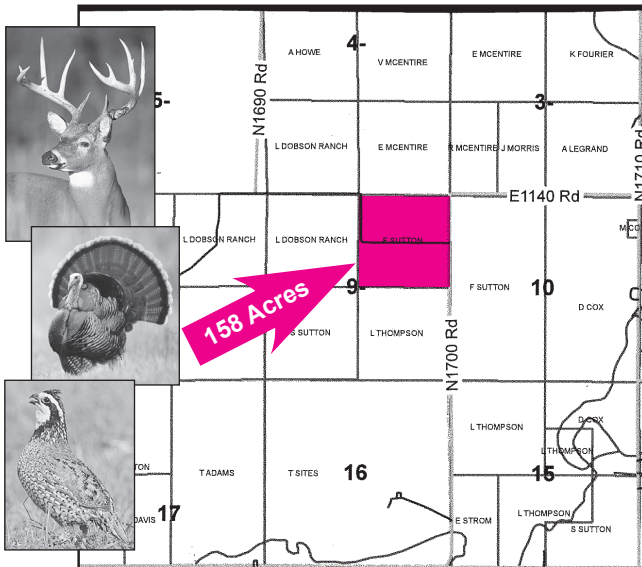
PUBLIC AUCTION



**Saturday,
March 16, 2019
10:00 a.m.**

158 Acres +/- Beckham County Land South of Sweetwater, OK

SALE & PROPERTY LOCATION: From Sweetwater, Oklahoma at the intersection of Hwy. 152 and Hwy. 30 go 4 miles South on Hwy. 30 to BC1140 RD then 2.5 miles West to the Northeast Corner of property.



LEGAL DESCRIPTION: The Northeast Quarter of Section Nine (9), Township Ten (10) North, Range Twenty-Six (26) West, I.M., Beckham County, Oklahoma, less approximately a 2 acre tract for disposal well location together with a roadway easement for ingress and egress to this 2 acre tract, containing 158 acres more or less.

PROPERTY DESCRIPTION: This tract has native and improved grass and approximately 55 acres of cultivation with a wheat base of 32 acres. There is a windmill and the fences are 4 and 5 wire and in fair to good condition.

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 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.

Owners: Kathryn Blount Trustee – Frankie O. Sutton Trust "B" & Ruby B. Sutton "B" Trust



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