

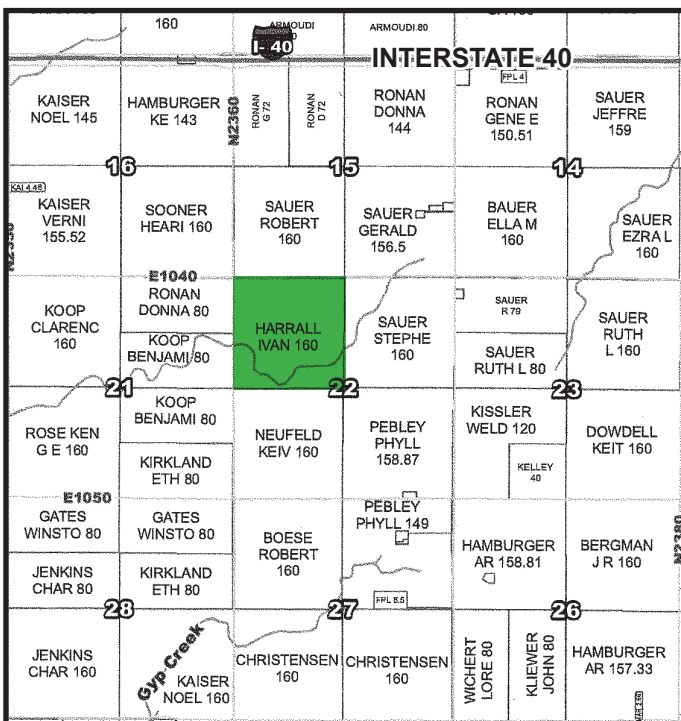
PUBLIC AUCTION



**Saturday,
October 17, 2020
10:00 a.m.**

160 Acres +/- Farm or Ranch Land Near Weatherford, OK

SALE & PROPERTY LOCATION: From Exit 80 at Weatherford, OK go 3 miles West on Frontage Road to County Road 2360 then 1 1/2 miles South to the Southwest Corner.



LEGAL DESCRIPTION: The Northwest Quarter of Section 22 Township 12 North, Range 15 West, I.M. Custer County, Oklahoma. Containing 160 acres (mol). Selling surface and surface rights only.

PROPERTY DESCRIPTION: This land consists of 160 acres with FSA Data showing 154.18 Farmland, 150.65 Cropland, Wheat Base 138.60 and Grain Sorghum Base .70. This property has been in the Soil Health Management since 2014 and has had no-till farming and no chemicals. There is Rural Water on the North side of this quarter with a set of 26' x 52' cattle lots with load out, water tank with pad and also double entry gates, good 5 wire fences, artesian well and excellent access. This 160 acres would make a perfect homesite, being close to Weatherford and I-40 or would be a great addition to any farm or ranch operation.

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 2019 and prior taxes will be paid by seller. 2020 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.

Owner: Estate of Ivan Harrall

SCAN QR CODE FOR MORE INFORMATION



Grant's Auction & Realty

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