

PUBLIC AUCTION

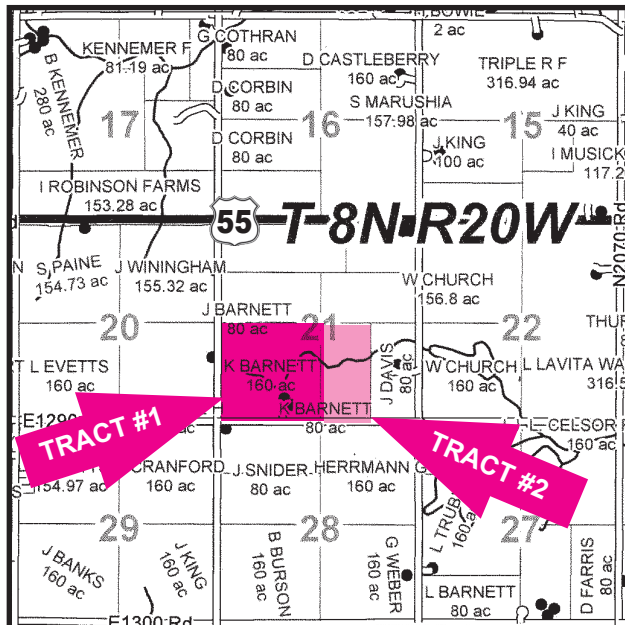


**Saturday,
November 7, 2020
10:00 a.m.**

240 Acres of Farm & Ranch Land Near Sentinel, OK to be offered in two tracts

AUCTIONEER'S STATEMENT: Looking for a place to just get away from it all for the weekend and do some hunting or add some very productive farm and ranch land to your existing operation, better come and check this place out.

SALE & PROPERTY LOCATION: From Sentinel, OK at the Junction of Highway 44 and Highway 55 go 8 1/2 miles West on Highway 55 to N2050 County Road then 1 mile South to E1290 County Road to the Southwest Corner of Tract #1 or From the Junction of Highway 6 South and Highway 152 South of Elk City, OK go 10 miles South to the Junction of Highway 6 South and Highway 55 East at Retrop, OK, then go 2 miles East to N2050 County Road then South 1 mile to E1290 County Road to the Southwest Corner of Tract #1.



TRACT #1 LEGAL & PROPERTY DESCRIPTION: The Southwest Quarter of Section 21, Township 8 North, Range 20 West, I.M., Washita County, Oklahoma. Containing 160 acres (mol). Selling surface only. This quarter has approximately 85 acres of cultivation and approximately 72 acres of native and improved pasture. There is a set of lots, 40 x 40 barn w/shed, water well, pond and interior fencing along cropland.

TRACT #2 LEGAL & PROPERTY DESCRIPTION: The West One-half of the Southeast Quarter in Section 21, Township 8 North, Range 20 West, I.M., Washita County, Oklahoma. Containing 80 acres (mol). Selling surface only. This 80 acres has approximately 60 acres of cultivation and 20 acres of native and improved pasture.

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 January 1, 2021. If sold in two tracts, seller will pay for the survey. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing.

Owner: Kenneth Barnett Trust

SCAN QR CODE FOR MORE INFORMATION



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