

# AUCTION

**Thursday, June 11, 2009 –10:00 a.m.**

**Home on Acreage 1 mile East of Mooreland on Hwy 412 and 1/10th South**



The home is a 3 bedroom, 1 full and 3/4 bath with single car garage. The property has .54 acres with several trees. The home is full brick and has central heat and air that was replaced in 2001. The home has its own water well and septic system. There are approximately 1372 sq. ft. of living space in the home. The bedrooms are all good sized. There is a covered patio on the back and a large back yard with fruit trees.

**REAL ESTATE TERMS:** 5% of purchase price escrowed sale day with balance due upon proof of clear title. Announcements made sale day supersede all advertisements. Buyers should arrange financing and satisfy themselves with size, location and boundaries etc., prior to sale day. All information given comes from resources we believe to be reliable but in no way is guaranteed. Seller will provide current abstract and guarantee marketable title. Taxes will be prorated to the day of closing.

**LEGAL DESCRIPTION:** Tract in NW 1/4 of Section 36, Township 23 North, Rng, 19 WIM, more particularly described as: Beginning at a point 50 feet east and 50 feet south of the northwest corner of Section 36, thence south a distance of 135 feet to point of beginning, thence east 150 feet; thence south 165 feet, thence west 150 feet, thence north 165 feet back to point of beginning.

**Seller: Louis Brankel**



**Mooreland, OK 580-994-6004 • 580-254-3975**

**Auctioneer – Ira Y. Smith – R.E. Broker**

Member of OSAA and NAA

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