

# LAND AUCTION

Saturday, Oct. 3, 2009 • 10:00 a.m.

Selling 320 Acres of Dewey County  
Land In Two 160 Acre Tracts

**LOCATION:** From Vici, OK go East on Hwy 60, 11 miles to N/S219 (Cestos) then South 6 miles, or from Seiling, OK 9 West on Hwy 60 and 6 miles South. From Lenora two miles West and 1 mile North.

**TRACT #1:** The NE 1/4 of Section 3, T18N, R18 WIM, Dewey County, OK.

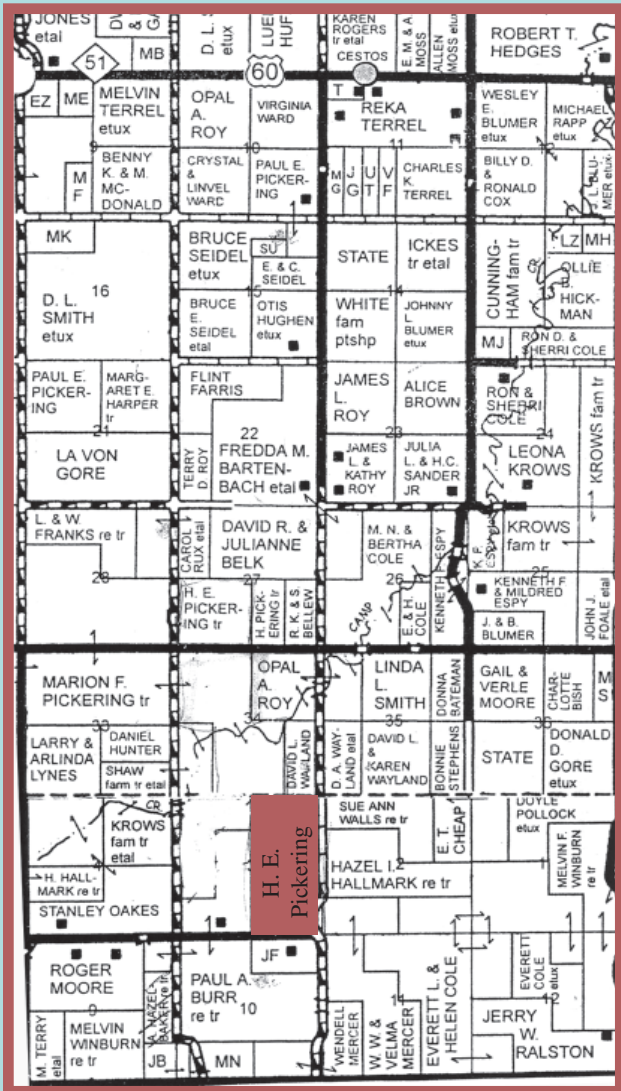
Approximately 86 acres of cultivated land with the balance in native and 20 acres of CRP grass that comes out of the program Oct. 15. There are two barns and a small pond on the property.

**TRACT #2:** SE 1/4 of Section 3, T18N, R18 WIM Improved and native grasses. There is a water well and electricity on the property.

Rural Water line runs along the East side of both tracts

**MINERALS:** Seller is Reserving.

**REAL ESTATE TERMS:** 10% of purchase price escrowed sale day with balance due upon proof of marketable title. Seller will provide current abstract and trustee's deed. 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. Taxes will be prorated to the day of closing.



**SELLER: H.E. & MARGARET PICKERING TRUST**



Auction & Realty, Inc.

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

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