

AUCTION

Thursday, June 4, 2009 • 10:00 a.m.
Quinlan, OK



HOME ON 2 ACRES

The home is a 2 bedroom, 1 bath home with approximately 896 sq. ft. of living space. Built in 2007, the home lacks finishing on the inside to be complete. There are two acres in a very pretty setting. Located on black top frontage just .20 tenths of a mile North of Hank's Quick Stop in Quinlan. There is a 12'x20' storage building that has concrete entry pad. This could be a home for year round or a weekend getaway.

LEGAL DESCRIPTION: Beginning at a point 1320.63 feet East (N89°50'48"E) on the section line (said point being the Northeast corner of the NW/4NW/4 of said Section 20), and 1637.04 feet South (S00°05'50"W) on the East boundary of said NW/4NW/4 and 29.00 feet East (S89°54'10"E) of the Northwest corner of said Section 20, thence continuing East (S89°54'10"E) a distance of 272.81 feet, thence South (S00°58'03"W) a distance of 320.86 feet; thence West (S89°29'39"W) a distance of 267.95 feet; thence North (N00°05'50"E) and parallel to the West boundary of the SE/4NW/4 of said Section 20 a distance of 323.65 feet to the point of beginning, said tract containing 2.0000 acres.

REAL ESTATE TERMS: 10% of purchase price escrowed sale day with balance due upon proof of clear title. Announcements made sale day supersede all advertisements. Property sells subject to confirmation of the District Court of Woodward County. 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. Possession upon closing.

Seller: Estate of Kenneth Lamoine Williams

Karen Pound, Personal Representative



Auction & Realty, Inc.

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

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

Member of OSAA and NAA

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