

LAND AUCTION

Friday, April 23, 2010

Deer
Hunting

10:00 a.m.

LAND LOCATION: From Vici, OK Intersection of Hwy 60 and Hwy 34 2 miles West, then South on County Road 3 miles then 1/4 of a mile East to SW Corner of Property

AUCTION LOCATION: Vici Town Hall

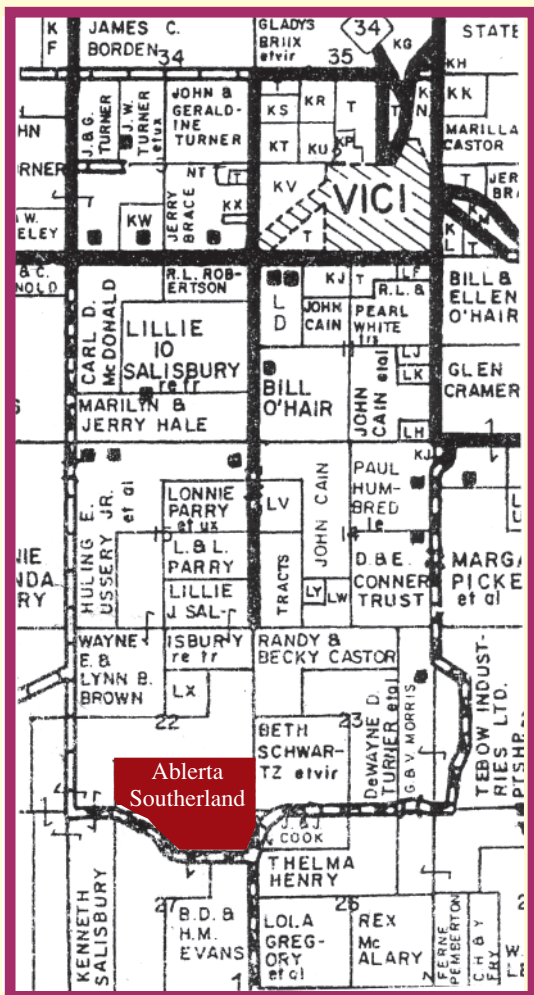
LEGAL DESCRIPTION: SE1/4 of SW1/4 and S1/2, SE1/4 in Section 22, T19N, R20 WIM, 120 Acres, m/l, and E/2, NW1/4, E1/2, SW1/4, W1/2, NE 1/4 and NE1/4 of NE1/4, Section 27, T19N, R20 WIM, less a 191.59 Acre Tract.

A total of 208.41 acres, m/l. A 20 acre tract of cropland with balance in native grass. The terrain is a rolling type with canyons and draws. The hunting potential of this property could be rated as excellent. It's just a short drive from Vici and only three miles off Hwy 60. There is a draw with live water.

MINERALS: Seller is reserving.

POSSESSION: July 1, 2010.

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. 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.



Sellers: Alberta Southerland



Auction & Realty, Inc.

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

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

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