

AUCTION

Saturday, June 20, 2009 • 1:30 p.m.

1 1/2 East of Vici, OK on Hwy 60

Selling home on acreage and 130 acres of good grassland



TRACT #1 is a 1500 sq. ft., m/l, home w/3 bedrooms and 2 baths with Central H/A, enclosed porch on front and back of home and the back porch also serves as a garage. The home sits on a hill and has a storm cellar. One of the best views in the area. There is a 30'x48' garage shop with office, concrete floor and electricity, and a barn with several livestock stalls and full loft. This property is in a beautiful setting and in a great location.

Legal Description: A 10 acre tract m/l in SE1/4 of SW1/4 of Section 6, T19N, R19 WIM, survey pending.

TRACT #2 130 acres, m/l, of grassland that has highway frontage. The terrain is an open rolling type that has several bermuda grass bottoms. A small field on the west side that would make a great food plot for wildlife or livestock. The large open draws are good for grazing and wildlife habitat. There is a Tower lease that pays \$3,600 per year.

Legal Description: 130 acres, m/l, SE1/4 of SW1/4 and E1/2 of SW1/4 SW1/4 and N1/2 SW1/4 and NW1/4 of SE1/4, less a 10 acre tract in SE1/4 SW1/4 of Section 6, T19N, R19 WIM.



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 warranty deed. Taxes will be prorated to the day of closing. Seller is reserving mineral rights.



Seller: The Estate of Harlan White



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

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

Member of OSAA and NAA

David Bay • Kenny Rounds • Andy Ferguson • H.Y. Smith • Buck Hutchens

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