

**LAND AUCTION**

**TUESDAY MARCH 27TH, 2018 @ 10:00 A.M.**

**AUCTION HELD ON SITE**

**SE 1/4, 30-28N-2W 158 ACRES +/- TILLABLE GROUND**

**FARM IS LOCATED 4 MILES NORTH OF NARDIN, OKLA.**

**(5.5 MILES WEST OF I-35 ON HIGHWAY 11, THEN 4 MILES NORTH ON 140TH ST.)**

**SELLER: KENNETH C. OLIVER**

**FSA SHOWS 152.9 BASE ACRES FARM IS TERRACED, W/ WATERWAY RUNNING NORTHWARD**

**TERMS: 10% Down day of sale, balance due @ closing**

**TAXES: 2018 Taxes will be prorated to day of closing (2017 taxes were \$594.3)**

**CLOSING: On or before MAY 1st, 2018, Closing Agent: James R. Rodgers**

**MINERALS: NO MINERALS SELLING (SELLER OWNS 1/3 OF MINERALS)**

**POSSESSION: AFTER WHEAT CROP IS HARVESTED (no income to buyer)**

**WIND ENERGY INCOME**

**INFORMATION REGARDING THIS PROPERTY IS TAKEN FROM SOURCES BELIEVED TO BE RELIABLE; HOWEVER, AUCTION COMPANY OR THEIR ASSOCIATES MAKE NO GUARANTEES. BUYERS SHOULD SATISFY THEMSELVES TO INFORMATION AND CONDITION OF PROPERTY PRIOR TO AUCTION. SELLING WITH ALL EASEMENTS AND RIGHT OF WAYS OF RECORD. STATEMENTS MADE DAY OF SALE TAKES PRECEDENCE OVER ALL ADVERTISING.**

**STEFFEN REAL ESTATE AND AUCTION, LLC**

**120 N. MAIN ST., BLACKWELL, OK.**

**Office: 580-363-2345**

**[www.steffenhometown.com](http://www.steffenhometown.com)**



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**TUESDAY MARCH 27<sup>TH</sup> 2018 @ 10:00 AM**

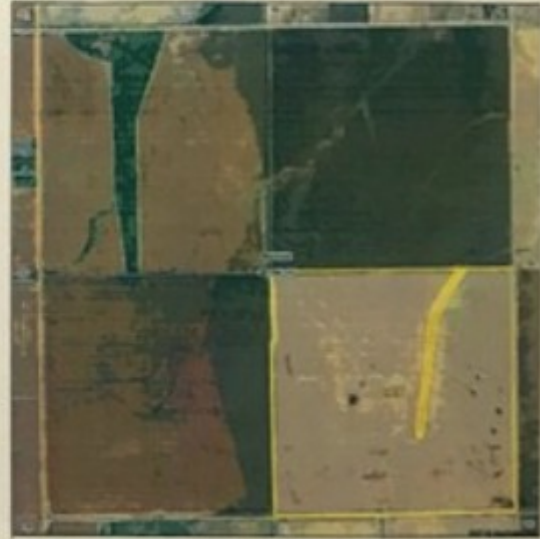
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