

LAND AUCTION

Thursday, December 7, 2023 @10:00 AM

Sale to be held at the **New Farm Bureau Building.**
720 W. Doolin Ave. Blackwell, OK 74631

Seller: Melanie (Myers)Moody

Description: 445+/- Acres

Grant County

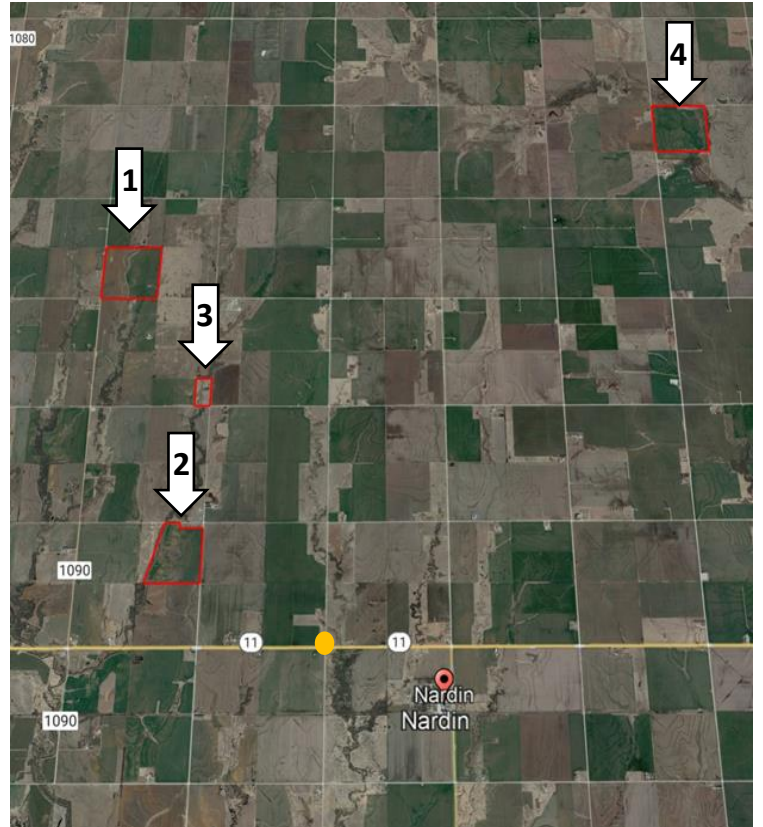
Tract; 1 Location: SW 1/4, 35-28N-3W, Located from HWY 11 & CR 1070- Kay & Grant County Line, 2 miles West 3 Miles North to SW corner of property (+/- 160 Acres)

Tract; 2 Location: NE 1/4, 14-27N-3W, Located from HWY 11 & CR 1100- Kay & Grant County, Line 1 mile West, North ½ mile to SE corner of property (+/- 107 Acres)

Tract; 3 Location: E 20 AC. IN SE 1/4, 2-27N-3W, Located from HWY 11 & Kay & Grant County line, 1 mile west. 2 miles north to SE corner of property (pasture) (+/- 20 Acres)

Kay County

Tract; 4 Location: NW 1/4, 27-28N-2W, HWY 11 & 108th St. – Kay & Grant County Line, 3 Miles East & 5 Miles North to NW corner of property (+/- 160 Acres)



MINERALS: Selling ALL of Owners Interest

TAXES: Seller will pay all of 2023 taxes

TERMS: 10% of purchase price due day of sale, with balance due at closing

CLOSING: On or before January 25th, 2024, James R. Rodgers Escrow Agent

POSSESSION: At closing on pasture (tract 3), possession after 2024 wheat harvest on other 3 tracts.

SURVEYS: Any surveys will be at buyers' expense

Subject to all easements and right of ways of record.

We consider this a privilege to offer these properties to the highest bidder.

Seller has the right to refuse sale – however their intent is to Sell.

Information regarding these properties is taken from sources believed to be reliable. However, the 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. Selling As Is. Statements made day of sale takes precedence over all advertising.

Sale Conducted by

KRIS MAPEL AUCTION SERVICE LLC

1105 N. 9TH ST

(580) -761- 2468

BLACKWELL, OKLA. 74631