

# Auction

**Saturday May 12 @ 10am**

**Seller: Ryan and Nikki Schneider**

**Open house date: May 7 from 4:30-6:30pm**

**Location: 324 Hwy 152, Minco, Ok 73059**

**Directions: 6.5 miles west on 152 from 152/81 Hwy Junction north of Minco, property located on north side of 152**



## **Selling: 80 acres m/l in 2 tracts with highway frontage**

Tract 1: 2 homes, barns, pens, water wells on small acreage approx 10 acres m/l, if you are looking to start a hobby farm or get involved in agritourism this would be the perfect property

Tract 2: Approx 70 acres m/l of raw land with a nice pond, native grass and some cultivated acres. This acreage would be the perfect place to build your dream home or simply run cattle or horses

**Survey will be done prior to auction and boundaries will be marked for each tract  
Exact acres will announce on sale day**

### **Real estate terms:**

Terms: 10% down day of sale. Balance due upon delivery of marketable title. All information has been taken from sources believed reliable. Buyers should satisfy themselves as to any inspections prior to bidding. Seller can reject any or all bids. Financing must be in place prior to bidding. Any announcement day of sale supersedes all verbal and print advertising.

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# KEN CARPENTER AUCTION, LLC.

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