

# LAND AUCTION



**Seller:** Burns Family Land Co, LLC **Auction Location:** On The Farm

**Auction Date: Saturday August 25, 2018 @ 10:00 am CT**

**Directions:** At the intersection of Hwy 152 and CS 2730 (Fletcher's Cogar Store Corner West of Minco 10 miles) go South 4 miles to CR 1200 then West on CR 1200 3 miles to CS 2700 then north on CS 2700 1/2 mile to enter property (drive on east side of road)



**Legal:** W 1/2 of NW Qtr 32-10-9 (80 acres m/l),  
SW Qtr 32-10-9 (160 acres m/l) , NW Qtr 5-9-9 (160 acres m/l)  
Selling in one tract 400 acres m/l

**Preview date:**

Tuesday August 14 from 4-6pm CT

\*Bring your atv and explore the property\*

**Possession:** Nov. 1, 2018

Selling surface rights only

**Auctioneer Note:** Wow! You don't get many chances to own a property such as this. 400 acres under one fence, cross fences, all grass, beautiful rolling pastures in Bermuda and native grasses. This property has been sprayed and fertilized annually and is an awesome forage producing property for your grazing needs. Want to build a home on land with a breathtaking view? Here's your chance. Cattle gathering catch pens, lot and load out on the property. Live springs, pond and a water well. The potential for this property is endless. Absolutely beautiful! Come see us on preview day, get your finances in order and come ready to buy this beauty on sale day.



## **KEN CARPENTER AUCTION, LLC**

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"Let us turn your assets into cash!"

Call Ken at **405-620-1524** • Call Tami at **405-406-5235**

[www.kencarpenterauction.com](http://www.kencarpenterauction.com) Broker Ken Carpenter

# KEN CARPENTER AUCTION, LLC.

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### 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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