

**Auction Date:
Saturday July 28th at 10:00am**

Land **AUCTION**

Seller: Denise Craddock

Auction Location: On the farm

**Directions: Just West of Alex take Cedar Hills Rd South
4 miles to CR 1490 then 1 mile West to N 2900 Rd**

**Tract 2 sits NW of this intersection, Tract 1 will be
½ mile north on N 2900 Rd
on East Side of Rd (look for signs)**

**Selling 160 acres m/l in two
separate tracts (will not be
combined)
Surface Rights Only**

**Auctioneer note: Beautiful
farms in grass, with live creek
and cultivation ground.
If you've been looking to own
Grady County land here is your
chance. Drive by anytime
to view these
properties.**

**Tract 1:
61.72 acres m/l
(34-5N-6W)**

**Tract 2:
100 acres m/l
(33-5N-6W)
house not
included**

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.

KEN CARPENTER AUCTION, LLC

Your Real Estate & Personal Property Auction Specialists
Ken Carpenter and Tami Utsler are both realtors and auctioneers
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Call Tami at **405-406-5235**

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