

# Real Estate Auction

**REAL ESTATE WITH NUMEROUS POSSIBILITIES  
NEAR LUTHER, OKLAHOMA**

**SATURDAY, JULY 17, 2021 • 10:00 A.M.**

**SALE LOCATION:** Luther Community Center, 18120 Hogback Road, Luther, Oklahoma 73054 (Located North of the Luther High School Football Field)

**PROPERTY LOCATION:** From the corner of Old Highway 66 and Indian Meridian Road, go north 2 miles on Indian Meridian Road to Coffee Creek Road, then go east 3/10 th of a mile on Coffee Creek Road to the property located on the north side of the road. (Watch for auction signs).

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the public auction of this property which offers numerous opportunities as a homesite, special weekend hideaway, or a good farming and hunting property. We invite you to attend this special auction.

**PROPERTY DESCRIPTION:** This special property close to Luther, Oklahoma includes 70.5 acres M.O.L. It has good roads, close access to Luther, Jones or Edmond, and is an easy drive to downtown Oklahoma City. This dream property is in a quiet enjoyment of country living and easy access to city benefits. If you have been searching for that special place for a homesite, weekend get-away, or good hunting property, you should attend this special auction.

**REAL ESTATE TERMS:** 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by warranty deed. The water rights will not be conveyed with the individual tract (selling surface only). Possession will be at closing. All measurements are approximate. The seller reserves the right to accept or reject the final bid. (Selling surface only)

**BROKER PARTICIPATION INVITED:**

Brokers must pre-register client 48 hours in advance of auction.

FOR MORE INFORMATION CALL  
JACKIE DON LISTEN 405-642-3496 OR  
GO TO [GENECOBAUCTION.COM](http://GENECOBAUCTION.COM)



**70.5  
ACRES  
M.O.L.**

**SELLER: ANDREA MANWELL TRUST**

