

Real Estate Auction

SPECIAL RANCHING & FARMING LAND WEST OF CARTER, OKLAHOMA

SATURDAY, JULY 31, 2021 • 10:00 A.M.

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (East of Historic Beckham County Court House)

PROPERTY LOCATION: From stop sign in Carter, Oklahoma, go 1 mile west on West Main Street (CR# E1240) to CR# N1940, then go south 3/4 of a mile to the auction property on west side of road. (Watch for auction signs)

AUCTIONEER'S STATEMENT: It is an honor to conduct this special property located close to Carter, Oklahoma for the Simpson Farms. This property offers numerous possibilities for hunters, ranchers & farmers. We invite you to attend this auction.

LEGAL DESCRIPTION: S/2 of S/2 of Section 33, Township 9 North, Range 22 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This 160 acres M.O.L. is located West of Carter, Oklahoma and has both cropland and pastureland with Flat Creek crossing the west part of the property. This property also offers potential for hunting or a nice homesite on the property.

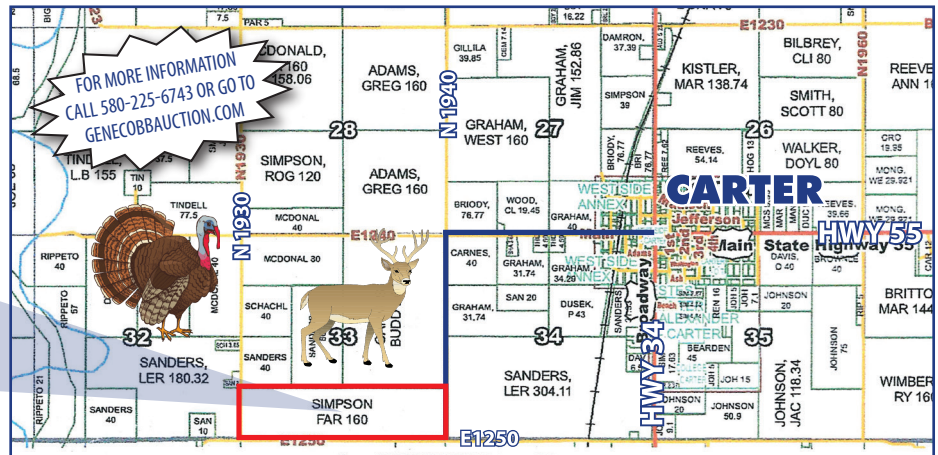
REAL ESTATE TERMS: 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by Warranty Deed. Possession will be at closing. All measurements are approximate. (Selling surface only)

BROKER PARTICIPATION INVITED:

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



160 Acres M.O.L



SELLER: SIMPSON FARMS, LLC