

Real Estate Auction

SPECIAL DEWEY COUNTY HUNTING & RANCHING PROPERTY NEAR SOUTH CANADIAN RIVER

SATURDAY, JULY 8, 2023 • 10:00 A.M.

SALE LOCATION: Seiling Country Club Building, 506 West 6th Street, Seiling, Oklahoma

PROPERTY LOCATION: From Seiling Oklahoma, Go 5.7 Miles Southeast on U.S. Highway 270 to County Road #E064, then 2 Miles West on County Road #E064 to Intersection of E064 & N2310 Road, then South 3 Miles on County Road N2310, then .50 Miles West on County Road #0670 to Tract #1 on South Side of Road, Tract #2 & #3 on the North Side of the #E0670 Road. (Watch for Auction Signs)

AUCTIONEER'S STATEMENT: If you are searching for a good hunting, ranching property or good home, you should definitely consider this property that is located within a half mile of the South Canadian River. We invite you to attend this special auction.

TRACT 1: NE/4 of NW/4 of Section 15, T18N, R16 W.I.M., Dewey County, Okla (Surface Only)

PROPERTY DESCRIPTION: This 40 Acre M.O.L Tract of land includes land that would be a good homesite, good crop land, or a good hunting property within 1/2 mile of the South Canadian River.

TRACT 2: SW/4 less 6 Acres in Section 10, T18N, R16N W.I.M., Dewey County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This 154 Acres M.O.L. tract of land includes a 1,800 square foot Metal House with Rural water. This property is located close to Seiling and would be a good place to call "Home".

This is a good hunting and ranching property.

TRACT 3: W2 NE/4, E2 NW/4, W2 SE/4 less 1 Acre in Section 10, T18N, R16 N W.I.M., Dewey County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This 236.57 Acres M.O.L. tract of land that is good hunting land and good ranch land.

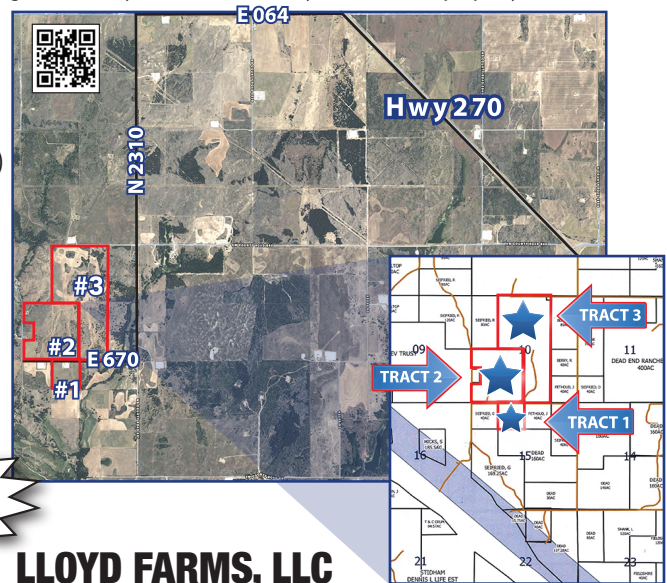
REAL ESTATE TERMS: 15% of the purchase price will be placed in escrow day of sale.

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.



FOR MORE INFORMATION CALL
GENE COBB 580.225.6743 OR GO TO
GENECOBBAUCTION.COM

LLOYD FARMS, LLC