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Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supercede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, location, etc. prior to sale day. Sellers are reserving all mineral rights.

LAND AUCTION

Friday, May 12 • 10:00 a.m.

Auction Location: Canton Community Center, 301 N Garfield, Canton, OK
Land Location: Hwy 270 & Hwy 15 jct West of Canton, SE 1/8 to NS 2350 (rock) continue south on 2350 3.4 miles to NW corner of property. Or from Hwy 270 & EW 0700 West 2.1 miles to NE corner of property OR from Oakwood River Road CR 0730 Northwest of Oakwood go West on blacktop 5.25 miles & turn North on NS 2350 (rock) 2.5 miles to SW corner of property.

SPORTSMAN'S PARADISE

Sellers: Rick & Cindy Schlegel



Auction & Realty, Inc.
Auctioneer - Ira Y. Smith, ATS, R.E. Broker
David Bay • Buck Hutchens • Kenny Rounds



'Serving NW Oklahoma with Integrity and Pride since 1982'

Highly accessible 160 acres of NW Oklahoma land with LIVE WATER! This property has variety! Farmers and ranchers will appreciate the native grasses and shelter offered on the east side of the property. In addition to the 78+ acres of cropland (currently wheat) on the west side. Sportsmen will appreciate the established food plots, cropland, and cover for wildlife. Looking for a home site? This property has electricity on site and a 30x40 post frame building with concrete floor already in place! The property has a new water well in 2015, new cross fence separating the grass/cropland, new inline fence waterer, new south boundary fence. Live water runs year round in the SE corner and would be a great place for a pond. Located only 1.5 hours from OKC. The Little Robe Creek Lodge is just south of this property!

Legal Description: NW/4 Section 33 T18N R15WIM, Dewey County, Oklahoma



To see the land call Buck Hutchens 580-273-3202