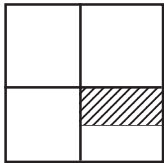


LAND AUCTION

80 Acres ± Tillman County Grassland

I will sell the farm listed below located from the East edge of Chattanooga, OK, travel 6 miles North on Hwy. 115 to Baseline Rd., then 4 miles West on Baseline Rd. to CRNS 239, then 1½ miles South on CRNS 239 (watch for signs) at Public Auction on:

Saturday, September 30, 2017 • 9:30 a.m.



LEGAL DESCRIPTION:
N ½ - SE ¼ - 12 - 1S 15 WIM
Tillman County, OK
Consisting of 80 AC ±
all in mixed native grasses

TC FSA-156 EZ Info & General Farm Info:

- Farm #6397 • Tract #651
- Tract does not contain wetland
- 2 stock tank watering structures
- Adequate fences
- Small corral in NE corner of farm
- Good native grasses
- Mesquite & Elm trees providing wildlife habitat
- Tillman County Rural Water Dist. #1 line runs along East side of farm.
- 2017 Est. Ad-Valorem Taxes: \$81.00

AUCTIONEER'S NOTE: Real nice 80 acre tract of grass with good location. Will make a nice cattle/livestock investment opportunity or possible homesite. Very seldom do you get an opportunity to obtain 80 acres grass, especially in the area in which this one is located. Make plans to attend and invest.

TERMS: Ten percent (10%) of the sale price as escrow deposit is to be paid by the Buyer day of sale. Sum is to be held in escrow by Benson Law Firm Inc., P.C., attorneys, as down payment, who have authority to deliver a deed at time of closing. The balance of the purchase price shall be paid by the Buyer in cashier's check or certified check upon delivery of the deed.

Good & Marketable Title: Within 10 days from the date of the execution of contract, Sellers will furnish to Buyer an abstract of title, certified to date, showing marketable title vested in the Sellers, free of any lien or encumbrances. It is understood by both Buyer and Sellers that this sale is for the entire property. Sellers guarantee marketable title to the real estate and shall pay for all expenses required to solve any title requirements pointed out by Buyer's examination of the abstract of title.

Possession: Buyer shall take possession of all land upon closing.

Minerals: Sellers are not reserving any minerals or mineral rights and will convey to Buyer all minerals and mineral rights owned by Sellers.

Conditions & Exceptions: Property is sold subject to the following easements, right-of-ways, restrictions, outstanding mineral interests or mineral leases, and any discrepancies an actual survey would reveal. Property is sold "as is" and Sellers make no representations as to its condition.

Closing: Closing shall be at the office of Benson Law Firm Inc. P.C., 124 N. 9th, Frederick, OK 73542 on or before October 30, 2017 at such time as may be mutually agreed to in writing by both Seller and Buyer. This time may be shortened or extended by written agreement of the parties.

**Loren James Morris, Grandson of
Lola Pearl Mefford, Owner**

TERRY H. BRINK
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580/471-7937
TxS. Auct. Lic. #11052
LISA SANMANN, Clerk
ELLEN L. BRINK, Cashier

(Announcements day of sale supersede all other advertising)

For more info. and pictures, visit our website at www.brinkauction.com