

LAND AUCTION

160 Acres, m/l, Ellis County Land
THURSDAY, OCT. 15, 2009 • 10:30 A.M.

SALE LOCATION: Ellis County Fair Grounds, Highway 15, East side of Shattuck, OK (Red Barn)

LAND LOCATION: From Shattuck, OK 9 miles South, 1 mile East on Highway 60. From Arnett, 5 miles West on Highway 60. Watch For Signs

LEGAL DESCRIPTION: Surface Only. SE quarter (SE/4) of Section 9, Township 19N, Range 25W, Ellis County OK.

Also the small part of the NE/4 that is South of Highway 60.

TRACT I: (40 A, m/l) NW/4 SE/4

TRACT II: (40 A, m/l) NE/4 SE/4

TRACT III: (40 A, m/l) SE/4 SE/4

TRACT IV: (40 A, m/l) SW/4 SE/4

TRACT V: (160 A, m/l) SE/4

The property will be offered in 40 acre tracts and then as a 160 acre unit. The seller has the right to confirm or deny any or all bids on the tracts. A survey will be provided if the property is sold in 40 acre tracts.

AUCTIONEER'S NOTE: This is a great opportunity to own highway frontage property. This property has county road/highway access on 3 sides. *Don't miss this sale.*

REAL ESTATE TERMS: 10% of sale price to be placed in escrow day of sale, remainder upon closing. Taxes to be prorated to day of closing. Closing costs will be divided between buyer and seller as set forth on sales contract to be executed by successful bidder day of sale. Buyer will have 30 days for title examination. Sale is subject to sellers confirmation. All announcements made sale day supercede all advertisement. Buyers should satisfy themselves as to condition, boundaries, fences.



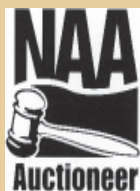
SELLERS: MR2, LLC

Robert Young Real Estate Broker
Residential, Commercial, Farms/Ranches

312 S. Main • Shattuck

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Walt Wagnon 939-2281 • Mike "Hoss" Manske 334-5613 • Jenny Scott 571-5763



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Keffer & 
Schoenhals
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