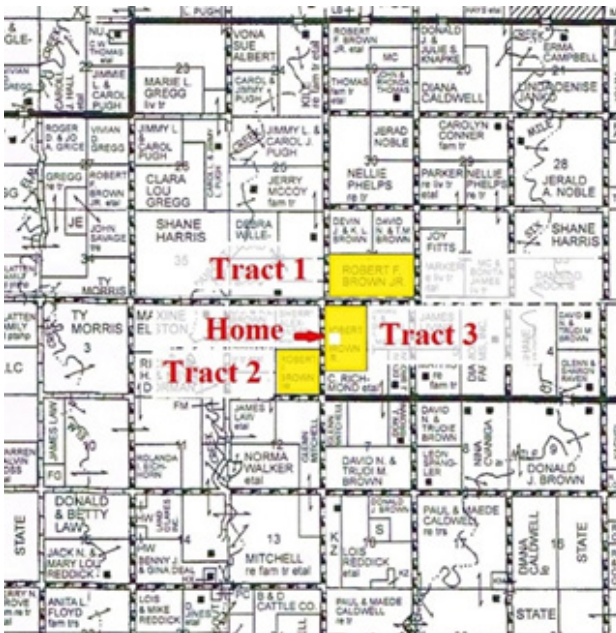


# 696 +/- Acres Beaver County, OK For Sale

## 691 +/- Acres Grass Pasture 5 +/- Acres Farmstead

Located 3 1/2 miles South of the  
Beaver River Wildlife Management



**Directions:** From the intersection of Douglas Avenue and County Road 14 in Beaver Oklahoma; Then six miles west on County Rd 14 to County Road 133. Then South on County Road 133 two and one half miles to the northwest corner of Tract 1.



**Call Agent: Evan Winchester** (620) 629-1185  
or (620) 624-1212

**More Information at:**  
[Liberalhomes.com](http://Liberalhomes.com) Auction Tab  
[Winchesterenterprisesks.com](http://Winchesterenterprisesks.com) Auction Tab

**Legal Description:** Tract 1: The South half (S/2) of Section Thirty-one (31) Township Four (4) North, Range Twenty-three (23) East; 310 acres +/-

**Tract 2:** The Southeast quarter (SE/4) of Section One (1) Township Three (3) North, Range Twenty-two (22) East; 160 acres +/-

**Tract 3:** The Northwest Quarter (NW/4) and the North half of the Southwest Quarter (N/2 SW/4) of Section Six (6) Township Three (3) North, Range Twenty-three (23) East of the Cimarron Meridian, Beaver County Oklahoma; 226 acres +/-

**Minerals:** No minerals sell. Selling the surface only.

**Possession:** April 1 2019

**Taxes:** \$897 (2017)

**Residential Info:** 1998 Shult Brand home.

Main floor 1,512 sf 3 beds 2 baths. New air conditioner and heater.

**Outbuildings:**

Three Car Garage 36' X 50' built 1976

Barn 25' X 40' and 20' X 40' Lean to

## Terms

**Minerals:** No minerals sell. Selling the surface only.

**Real Estate Taxes:** 2018 taxes will be prorated to the date of closing. All future taxes will be the responsibility of the buyers.

**Conditions:** This sale is subject to all easements, covenants, leases and restrictions of record. Each potential buyer is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. No warranties or guarantees, expressed or implied, are made by the seller or Landmark Real Estate Center LLC.

**Possession:** Possession is upon closing but not before April 1st. 2019

**Earnest Money:** A 10% earnest money payment is required at the time the sale contract is signed by the buyer.

**Contract and Title:** Once terms are agreed upon, the buyer and seller will enter into a real estate sale contract. The seller will provide sellers title insurance. If title insurance is required by a lender the buyer will be responsible for that cost. Closing agent costs will be split equally between buyer and seller. The Sale is NOT contingent upon buyer financing.

**Closing:** The projected closing is approximately 30 days after both buyer and seller have signed the sale contract. The balance of the purchase price will be payable at closing.

**Sale Method:** This is a private treaty sale.

**Announcements:** Information provided was obtained from sources deemed reliable, but neither Landmark Real Estate Center nor the seller makes any guarantees or warranties as to its accuracy. All potential buyers are urged to inspect the property, its condition, and to rely on their own conclusions.

*\*Any announcements made by Landmark Real Estate Center prior to the signing of the sale contract will take precedence over any previous printed materials or oral statements.*

**Sellers:** Robert F Brown Jr Revocable Trust and Linda Wolf Brown Revocable Trust



**For More Information contact:**

Evan Winchester at (620) 629-1185

Or (620) 624-1212

Or our website: [Liberalhomes.com](http://Liberalhomes.com)

& [Winchesterenterprisesks.com](http://Winchesterenterprisesks.com) Auction Tab