

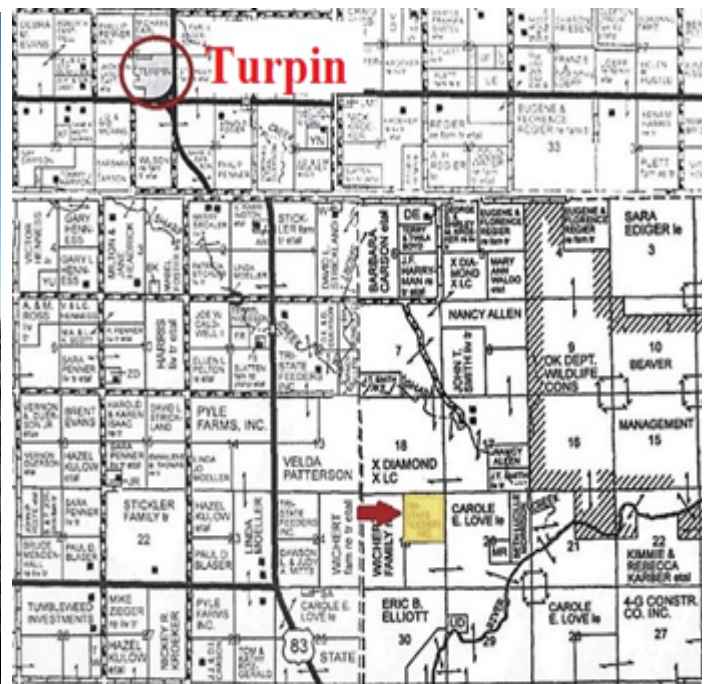
Private Land Auction

160 +/- acres

Grass Pasture & Hunting

NE/4 19-4N-21ECM

Beaver County, Oklahoma



Bidding will be by phone. Bids are now being accepted

Soft Close of bidding is at 10:00 AM Wednesday January 27th 2021

The intent is to close bidding at 10:00 AM. If bidders are still active, bidding will continue with no more than 10 minutes between bids until bidding is concluded

Call early to Register and Bid



Call Agent: Evan Winchester (620) 629-1185

To Register or Bid: (620) 624-1212

More Information at:

Liberalhomes.com OR Winchesterenterprisesks.com

The Soft Closing is January 27th 2021 10:00 AM. The intent is to close the bidding at 10:00 AM. If bidders are still active, bidding will continue with no more than 10 minutes between bids until bidding is concluded

Directions: From Turpin Approximately 7 miles Southeast. The property does not have access by public roads. Call for an appointment to see the property.

Legal Description: The NE/4 19-4N-21 ECM Beaver County Oklahoma

Tenant: None

Minerals: No minerals sell

Possession: Upon closing

Taxes: \$24.50 (2020)

Water: Windmill and PVC casing left from mineral developer.

Fence: Near new 5 wire on north and east sides, average 5 wire on south and west sides.

Condition: The pasture has not been grazed since it was purchased in 2014

Note: Great opportunity to buy grass pasture that has hunting potential. The draws running through it drain into the Beaver River.

Auction Terms

Final Sale Price: Bidding will be based on dollars per acre. Final price will be the final bid multiplied by 160 acres. The buyer is to verify the accuracy of acreage and bid accordingly.

Minerals: No Minerals are selling.

Real Estate Taxes: 2021 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 bidder 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 will be granted upon closing.

Earnest Money: A 10% earnest money payment is required on the day of the auction.

Contract and Title: Once bidding is complete the buyer and seller will enter into a real estate sale contract. The seller and buyer will split the closing agent fee. Seller will provide a clear marketable abstract to the seller. If title insurance or attorney opinion of title is required by a lender the buyer will be responsible for that cost. The Sale is NOT contingent upon buyer financing.

Closing: The projected closing date is on or about March 15th 2021. The balance of the purchase price will be payable at closing.

Sale Method: This is a private phone auction. All bids are submitted by phone. All bidders are kept confidential. All buyers are to register to bid a minimum of 24 hours before the soft close of bidding.

Approval of Bids: Final sale is subject to the approval of the seller.

Agency: Landmark Real Estate Center LLC, Evan Winchester is the realtor selected by the seller. Oklahoma Real Estate Brokers have mandatory duties and responsibilities to all parties in a real estate transaction. Call for disclosure.

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 bidders 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 close of bidding will take precedence over any previous printed materials or oral statements.

Sellers: Bonnie Brown



For More Information contact:

Evan Winchester at (620) 629-1185 or (620) 624-1212
Liberalhomes.com or Winchesterenterprisesks.com