

# PUBLIC AUCTION

Friday, April 8, 2022 – 10:00 am

AUCTION LOCATION: From the stop light in Cordell, OK, go 6 miles South To CR E1240, this will be the NE corner of the farm

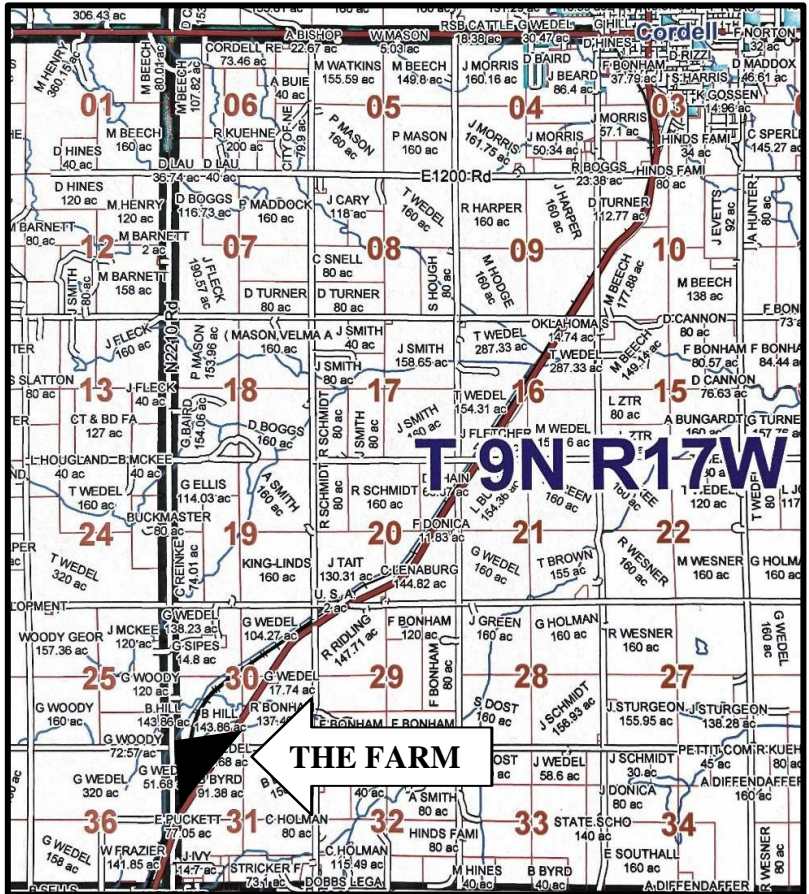
## 52 ACRES WASHITA CO FARMLAND

**Legal Desc:** Surface and surface rights only in and to all of Lots 1 and 2 and the East Half of the Northwest Quarter of Section 31, Township 9 North, Range 17 WIM, Washita Co, OK, all lying West of the Highway right of way, LESS AND EXCEPT a tract of land described as follows: A tract of land in the Northwest Quarter of said Section 31, described as beginning at a point 1,000 feet North of the Southwest corner of the Northwest Quarter of said section; thence East 217 feet; thence North 200 feet; thence West 217 feet; thence South 200 feet to the point of beginning, and LESS AND EXCEPT highway rights-of-way and railroad right-of-way, containing 51.68 acres MOL

**Terms:** 10% of sale price of real estate is due on the day of the sale with remainder due at closing. Taxes will be prorated at closing. Possession given at closing.

**About The Farm:** This nice farm contains 51.68 acres MOL. The farm is currently all in grass with native and blue stem mixture. FSA data shows there is 19.73 acres of cropland and bases for the farm are 16.55 acres wheat with a 32 bushel yield. The farm also has rural water, a water well and a nearly new solar pump. There is a pond and a 24' x 40' metal building with concrete floor and is wired for electricity. Good steel fences and gates surround the property. Anyone looking for a nice addition to their cattle operation or home site will want to give this farm a look!

### OWNER: ZONELLE GILLIHAN



ROBERT PUTMAN  
Auctioneer/Broker

WENDY PUTMAN  
Cashier

*"Service is our Strength"*

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Any announcements made day of sale supersedes all written announcements. Not responsible for accidents.