

160± Acre Tract & Two 80± Acre Tracts • Buy One Tract or Buy Them All

CUSTER COUNTY LAND FOR SALE

**LIVE & ONLINE BIDDING
TUES, JAN 31 • 10:31 AM**

Auction Location:

Frisco Center, 101 S 4th St, Clinton, OK 73601
(Pre-Bidding Available)



**Heard Auction
& Real Estate**



Legal Description: The North half (N ½) of Section 18, Township 12 North, Range 18 W.I.M., Custer County, OK

Continue to farm or build your country home! Great location between Foss and Clinton, only one mile from Hwy 73. Land can be used for multiple purposes. You don't want to miss this chance to own land in Custer County. Buy one tract or buy them all!

FARM, HUNT OR BUILD YOUR COUNTRY HOME!

Tract 1: 80± Acres

- Native grass, trees & small pond
- Hunting, recreation or homesite

Tract 2: 80± Acres

- Improved grass & cultivated ground
- Offers several nice homesites

Tract 3: 160± Acres

- Cultivated ground w/native grass, pond & water well w/wind mill
- Old homesite

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Corky Heard, Owner/Broker/Auctioneer • TX Lic #16261



TERMS: A 10% Buyer's Premium will be added to the bid price. The contract price will be equal to the bid price plus the Buyer's Premium. Properties will be sold subject to owner confirmation, 10% of purchase price to be placed in escrow day of sale. Balance of purchase price to be due and payable within 45 days. All taxes will be prorated to day of closing. Possession of land and any improvements will be delivered to Buyer at Closing. Sale is not contingent upon buyer securing or obtaining financing. Buyers should satisfy themselves as to any inspections prior to bidding. All information is taken from sources believed to be reliable; however, no guarantee is made by the Auction Company or the Seller. United Country Heard Auction & Real Estate is a single party broker for the Seller. **MINERALS:** Selling surface rights only. **INTERNET BIDDING:** Available by logging on to OKFarmAuction.com to register. Neither the Auction Company nor the Seller is responsible in the event of loss of signal by either side.