

**80 +/- Acres | Good Sm. Grain/Livestock Land  
Pond Development Potential**

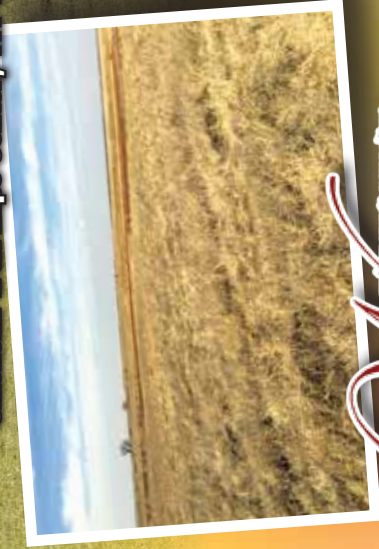
**80 +/- Acres Minerals**  
Pond Creek Area, Grant Co., OK

# AUCTION

**Friday | March 2, 2018 | 10:00 a.m.**

## **Auction Location:**

The Board Room of the Pavilion (NE/corner),  
Chisholm Trail Expo Center, 111 W. Purdue, Enid, OK



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Vicki Wiggins Allen, Auction Mgr  
(580) 554-4400



**Seller:**

**The Leona M. Seifert  
Revocable Trust**

# AUCTION

**Auction Location:** The Board Room of the Pavilion (NE/corner), Chisholm Trail Expo Center, 111 W. Purdue, Enid, OK  
80 +/- acres \* located from Jct. US 81 & US 64 (W. of Pond Creek), 3 miles W. on US 64, then ¼ mile N. on CR 850 \* 51.72 acres of cropland w/ a 51.50 acre wheat base & a 32 bushel per acre PLC yield \* Pond Development Potential \* 25.37 +/- acres grass \* access is by good rockered road Legal Description: N/2 SE/4 of Sec. 3, Twp. 25N, R7 W.I.M., Grant Co., OK **Minerals:** Seller's share of minerals in, under & to the above described land (approx. 80 NMA) will be offered separately & after the auction of the surface. Minerals appear to be non-producing & open for lease. **'17 Taxes:** were approx. \$194.00. The 2018 taxes will be prorated to the day of closing. **Possession:** Possession is to be given upon payment in full of the purchase price & transfer of title, at closing, subject to the existing ag lease which expires upon completion of harvest of the presently growing 2017-2018 wheat crop or July 1, 2018, whichever is later. **Terms for Real Estate:** 10% of the purchase price is to be placed in escrow the day of auction with the balance being due upon delivery of merchantable title. All information is taken from sources believed to be reliable; however, no guarantee is made by the auction company or its employer. Buyers should satisfy themselves as to size, condition, acreage, crop base etc. prior to auction day. **Terms & Conditions for Minerals:** 10% Buyer's Premium will be added to the high bid in the auction to determine the purchase price. 10% of the purchase price is to be placed in escrow the day of the auction with the balance being due upon delivery of merchantable title, at closing. Buyers will have 15 days to examine the county records & satisfy themselves as to the title. Closing is to be on or by April 16, 2018. All information is taken from sources believed to be reliable; however, no guarantee is made by the auction company or its employer. Buyers should satisfy themselves as to acreage, production, etc. prior to auction day. Announcements made day of auction take precedence. **For your convenience, this auction will be broadcast live on-line. There will be no additional fee for this service. Vicki Wiggins Allen, auction manager, (580) 554-4400 | Visit [www.wigginsauctioneers.com](http://www.wigginsauctioneers.com) for photos & aerials.**



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**Seller: The Leona M. Seifert Revocable Trust**