

LAND AUCTION

Washita County, OK

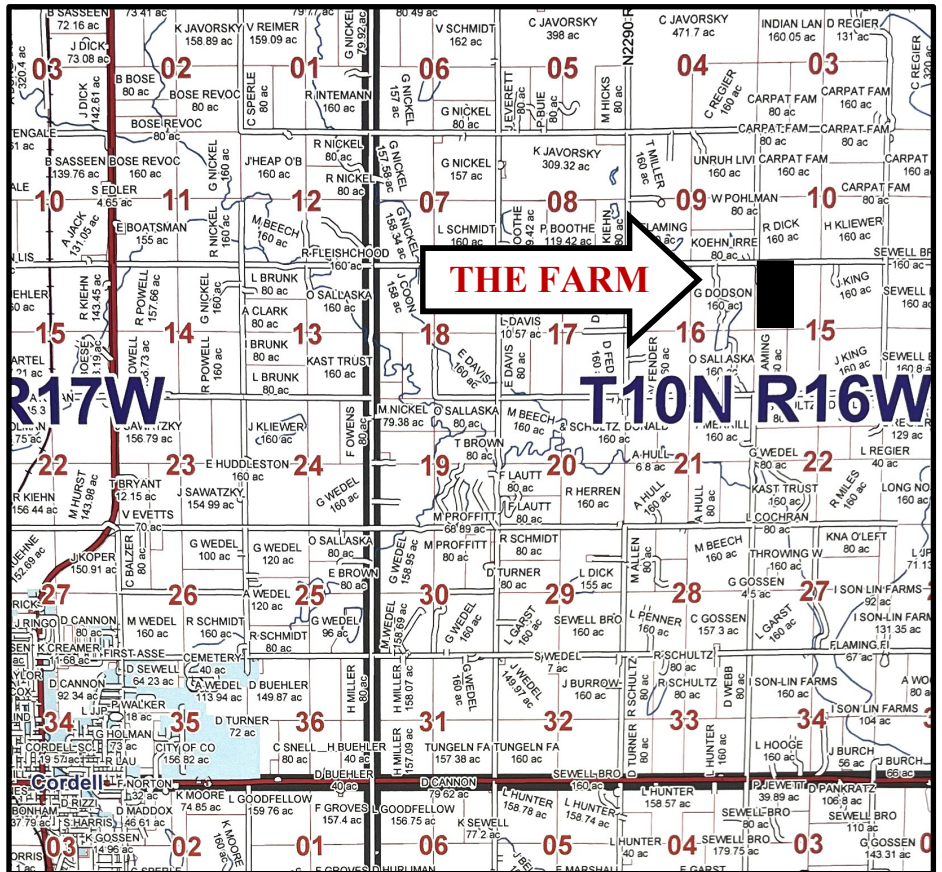
**NICE 80
ACRE
FARM!**

FRIDAY, APRIL 19, 2024 – 10:00 am

AUCTION LOCATION: From Cordell, OK, go 4 miles North on Hwy 183 to E 1150 Rd, then East 5 miles to the NW corner of the farm

Legal Description: Surface and surface rights only: The W/2 NW/4 of 15-10-16 WIM, Washita Co, OK containing 80 acres MOL

About The Farm: This nice farm contains 80 acres MOL. The farm has 65.96 acres crop land with the balance being pond, grass and draw. FSA data shows the bases for the farm are 57.17 acres wheat with a 36 bushel yield, 3.84 acres cotton with a 926 lb. yield, and .96 acres generic. This is a nice, highly productive, terraced farm. There is a fence on the west and south sides and the farm is located on all weather roads. The farm has a nice stocked pond which offers excellent fishing and the draw on the west side of the property offers good hunting opportunities. This would make a nice addition to anyone's farming operation or anyone looking for a nice place to hunt or fish. Anyone looking for a farm close to Cordell, Corn or Bessie will want to be with us on sale day!



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 will be at closing, provided wheat has been harvested. Contract will not be contingent upon buyer receiving financing.

OWNERS: DANNY & KAREN WEDEL



ROBERT PUTMAN
Auctioneer/Broker

WENDY PUTMAN
Cashier

"Service is our Strength"

1409 Pheasant Run - Cordell, Oklahoma 73632

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