



Tuesday, Jan. 19th, 2009

AUCTION TIME 10 A.M.

40ac Tract +/-

Only 15 min. South of Elk City

Directions: From Hwy. 152 & Hwy. 6 junction south of Elk City. 3 miles south on Hwy. 6, then 2 miles East on 1220, then 1/2 south on 2030 watch for signs

Legal: NW 40 acres of SW 1/4 of 19-9-20, Washita Co. Okla

Cash Sale: Not subject to owner financing.

Terms: 10% down day of auction with Cordell Abstract, Cordell, OK. Close on or before 30 days. Property sold as is.

Taxes: Estimated taxes \$96.00

Possession: After wheat harvest 2010.

FSA Data: Cropland 39.2 ac, wheat base 23 ac, yield 27 bu., cotton base 15.7 ac 459-lbs. yield, Est. DCP payment \$671.00

Seller: Terri Shields

For information

Contact Aubrey Latham, Auctioneer, 580-393-4440 • xitauctions.com

Auctioneers Note: Here is quite an opportunity, ready for your improvements

Aubrey Latham Auctioneer - TX License 10620 Okla. Real Estate 150319

American Realty, Broker
507 W. 3rd
Elk City, Oklahoma 73644
Mike Stout 580/225-1502
580/ 393-4440

Any Announcement made day of Sale takes precedent.

XIT Auctions is a single party broker for the seller.

"Ready to work for you!"

Aubrey Latham, Auctioneer
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