

# LAND AUCTION

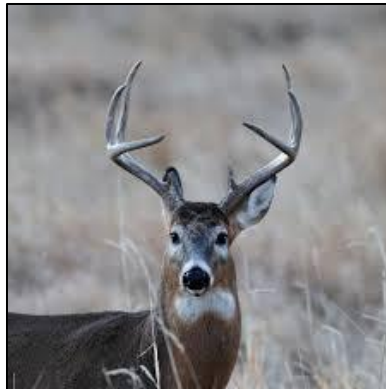
## Hazel Dempsey Estate, Logan County, OK

Thursday April 27<sup>th</sup> @ 6:30 pm, Hampton Inn, Guthrie, OK

160+/- ac (NE ¼ of 26-T17N-R1E) Great Hunting & Recreation Property

Directions: From Guthrie go east 13 mi. on Hwy 105 to Harrah Rd (3280 Rd), then 3 ½ mi. North to property.

Minimum Opening Bid \$1,100 per acre.



**Sale Method:** The property will be offered in two tracts, surface only, and to the highest bidder subject to the minimum bid price of \$1,100 per acre. The sale is not contingent upon buyer financing. **Taxes:** 2016 Taxes of \$112.00 and prior years paid by the seller, 2017 taxes will be prorated to date of closing. **Earnest Money Payment & Contract:** At the conclusion of the auction the high bidder/s will enter into a real estate sales contract. 10% earnest money deposit is required on the day of the auction. The earnest money may be paid in the form of cash or check. All funds will be held in the American Title Group, Guthrie, OK., escrow account who will also be the closing agent. **Conditions:** The subject real estate is being sold in "as is" condition without warranties either expressed or implied. All information provided by the Auctioneer was derived from sources deemed reliable, but is not guaranteed. Announcements day of sale supersede all advertising and buyers shall rely on their information, judgment and inspection of the property. James C. Barr Real Estate is providing brokerage services to both parties (Transaction Broker) in this transaction according to the Oklahoma Broker Relationships Law. **Possession & Closing:** The cost of escrow closing will be shared equally. Seller shall furnish buyer with an updated Abstract reflecting marketable title subject to all easements, covenants, rights of way, leases and restrictions of record. Title insurance and Lenders Title Policy if required are the responsibility of the buyer. The projected closing date is on or about May 26th 2017, unless delayed by a survey at which time the contracts closing date will be extended. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at which time possession will be given.

405-433-5636  
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**Sale Method:**

The property will be offered in two tracts and as an entire unit. The high bidder will have the option to take the West 80 (Tract A), the East 80 (Tract B) or the entire 160. If the property is divided the total bid price of both Tracts A&B will be added together plus 5%, which will be the starting bid for buyers to purchase the total 160 acre tract. Bidders on tracts A&B may join together to bid against buyers on the entire property. Bidding will remain open until the auctioneer closes the bidding process and there are no more live bids. If the property is divided the buyers and the seller will divide the survey cost 50/50.

