

# ACREAGE AUCTION

Saturday - September 22, 2018 - 10:30 a.m.

1053 County Street 2977  
Blanchard, OK

Driving Directions: Take Highway 4 (Mustang Rd.) South out of Mustang to Fox Lane, (At Bridge Creek Sign), Then East on (E1220 Rd) Fox Lane to County Street 2977, Then South on 2977 to Auction. Watch for Auction Signs.

**OPEN HOUSE: SUNDAY SEPT. 16<sup>th</sup> 2:00 TO 4:00 P.M.**

**Sellers: Tom & Kathyne Sexton**



## REAL ESTATE

Lot Seventeen (17), in Terrace Ridge Estate, Blanchard, Grady County, Oklahoma. Also Known as: 1053 County Street 2977.

A Large Mobil Home on a Two (2) Acre Tract of Land. This Mobil Home is a 1999 Model that Has 2116 Square Feet of Living Space with Four (4) Bedrooms, Three (3) Full Baths, Kitchen with Range, And Dish-washer and Island. Living Room, Family Room, Dining Room, Utility Room, Large Walk-in Closets, Lots of Nice Wood Cabinets and Storage. The Home has Central Heat and Air, Is Total Electric, Has it's Own Water Well, Septic System, and Underground Storm Shelter. There is Also a Carport, and then a Very Nice Metal Building (24' by 48') that is Wired and Has Lighting Throughout. This Building Has (4) Overhead Doors and (1) Walk Door on a Slab Floor. This Property is Crossed Fenced to Accommodate Horses or Other Animals. For Showing Appointment call Reding's Auction Service at: (405) 262-2412.



**TERMS OF SALE: 10% Down on the Day of Auction. Balance at Closing. Close within 30 Days. SELLING SURFACE RIGHTS ONLY AND SELLING SUBJECT TO ACCEPTANCE BY SELLERS.**

**WARRANTY AND CONDITION OF PROPERTY:** The offered real estate is being sold in "as is" condition without warranties either expressed or implied, as to the nature, condition, or description of said property. This property is being offered to the highest and best bidder and is selling subject to acceptance by the Owner. Seller shall furnish buyer an updated Abstract certified to a current date reflecting marketable title subject to all easements, right of ways, plat restriction, and restrictive covenants of record. All information printed in this brochure was derived from sources deemed reliable, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely on their information, judgment and inspection of the property and records of fact. Reding's Auction is a Single Party Broker for Tom & Kathyne Sexton.

**TERMS OF SALE: CASH OR CHECK WITH PROPER I.D./MAJOR CREDIT/DEBIT CARDS ACCEPTED**

Announcements day of sale supersede all advertising Not responsible in case of accidents.

- ESTATES
- FARMS
- LIQUIDATIONS
- REAL ESTATE
- CONSIGNMENTS
- MACHINERY
- APPRAISALS



**Ken Reding**  
Auctioneer/Broker

SALE CONDUCTED BY  
**REDING'S**  
AUCTION SERVICE

2301 Sunset Drive  
El Reno, OK 73036  
(405) 262-2412  
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Auctioneer



Photos at  
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