

# LAND

# Auction

## Friday • September 10, 2010 • 10:30 a.m. AT THE FARM • CALUMET, OK

To Settle the Estate of the Mildred Ahern Her Trust is Offering 115.84 Acres at Public Auction. Come Join us.

**SELLER: Mildred Ahern Trust**

**Auctioneer's Statement:** If you want a Good Productive Farm in Canadian County then Come to This Auction. This Farm is Being Offered in One Tract Only.

*Farm Location: From Calumet Oklahoma Go North on Calumet Road Eight (8) Miles to County Line / 248th Street, Then West One Mile to the Northeast Corner of Farm. Or From Okarche, Oklahoma Take County Line Road West Nine (9) Miles to Northeast Corner of Farm. Watch For Auction Signs.*

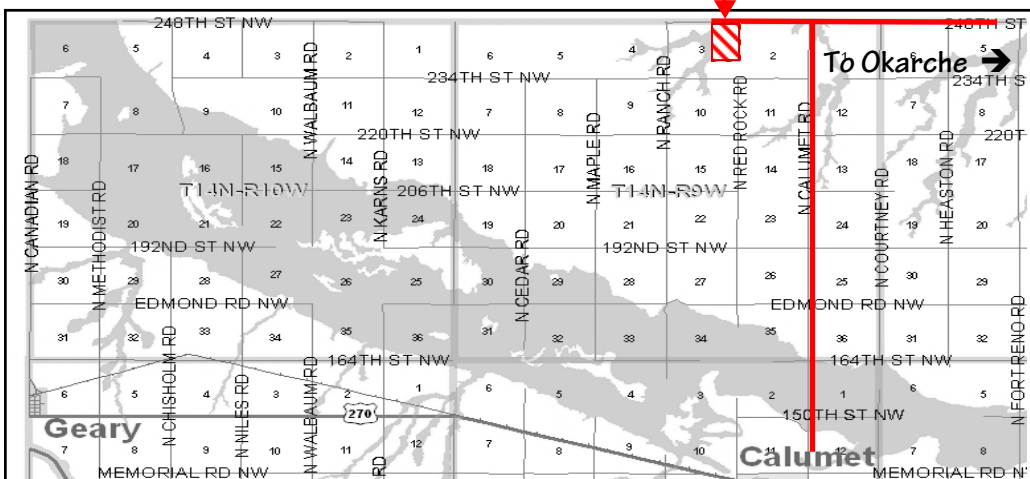
### LEGAL DESCRIPTION:

Beginning at the Northeast (NE) Corner of the Northeast Quarter (NE4) of Section Three (3), Township Fourteen North (14N), Range Nine West (9W) of the Indian Meridian, Canadian County, Oklahoma and thence South 2859 feet and thence West 1765 feet and thence North 2859 feet and thence East 1765 feet to the point of Beginning. 115.84 Acres M.O.L.

- Surface Rights Only
- Primarily Class II, III, & IV Soils
- 12.96 Acres in Cultivation
- Balance in Native and Bermuda Grasses & Timber
- Good Building Sights
- Wildlife, Turkey, Deer, Quail, etc.
- Good Fencing
- Drive By Inspections Welcome



**Auction Site**



**TERMS OF SALE:**  
10% Down on day of Auction, Balance at Closing, Selling Surface Rights Only and Selling Subject to Acceptance by the Trustee.

### 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 seller. 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 the Mildred Ahern Trust.

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

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



**Ken Reding**  
Auctioneer/Broker

SALE CONDUCTED BY

# REDING'S AUCTION SERVICE

2301 Sunset Drive  
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(405) 262-2412  
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*FRI., SEPT. 10TH • LAND*

*SAT., SEPT. 11 • EQUIPMENT*

**UPCOMING AUCTIONS**

*SAT., SEPT. 18TH • ANTIQUES*

*SUN., SEPT. 19TH • COINS & GUNS*

*SAT., SEPT. 25TH • ALBERS LIVING ESTATE*

*SUN., SEPT. 26TH • DRESSER ESTATE*

