

# LAND AUCTION

## Glencoe, Okla. Area

# 80 ACRES

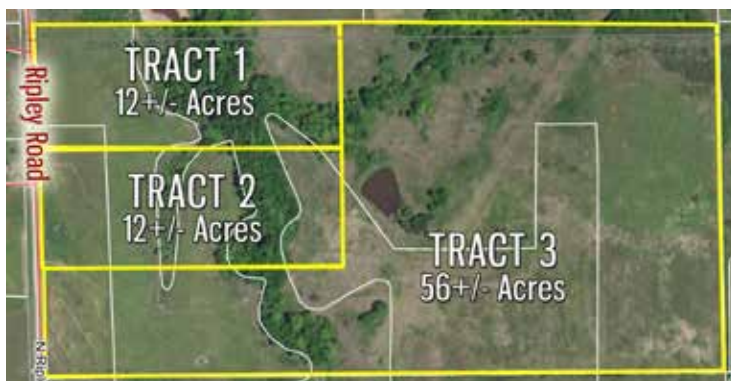
offered in 3 TRACTS &  
IN COMBINATION

*Sells* **FRIDAY, MAY 31**  
**10 A.M. • ON-SITE**

DIRECTIONS:

From Highway 108 and Burkhart in Glencoe, Okla., go 1 mile East to N Ripley Road, then 1/2 mile South to the property. WATCH FOR SIGNS.

*These 3 tracts each have appeal on their own, or as a combination it makes a nice 80!*



LEGAL DESCRIPTION: The N2NW4 of Section 17-T20N-R4E of the IM, Payne County OK 80 acres m/l. Surface rights only.

TRACTS 1 and 2: 12 +/- Acres  
Very appealing 12 acre tracts m/l with nice building sites and great access to Glencoe.

TRACT 3: 56 +/- Acres  
This tract has some nice building sites and a nice pond plus trees and wildlife habitat.

TERMS:

\$5,000 down per tract or combination of tracts or \$10,000 down for the entirety. Balance due at closing. 45 day close period. Possession at closing. No buyer's premium at this event.

**Pickens Auctions**

GREGG PICKENS, Broker/Auctioneer 405.747.9304

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**80 ACRES** offered in 3 TRACTS & IN COMBINATION

# LAND AUCTION

*Glencoe, Okla. Area*



*Singlename, join us*  
**FRIDAY, MAY 31**

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**Pickens Auctions**  
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