

REAL ESTATE AUCTION

Owner:
Maxine Coffee

Saturday November 6th at 12 Noon
Tract 1: 40 acres • Tract 2: 90 acres Surface Only

Auction Location: From Coalgate go North 5.5 miles on Hwy 31 veer left to stay on Hwy 31 and continue North for 12 miles to Pine & Legal Road. Turn West onto Pine & Legal Road go 3.2 miles to Bailey Nichols Road, turn right and follow signs.

Legal description: Tract 1: NW/4 NE/4 16-3N-11E 40 acres Surface Only. Tract 2: SW/4 NW/4 SW/4 & N/2 NW/4 SW/4 & NE/4 SW/4 & W/2 NW/4 SE/4 16-3N-11E 90 acres Surface Only



Tract 1: 40 acres- Excellent hunting with a nice large pond near the house, hardwood timber and open areas. The recreational potential is limitless! Property also features a 4 bed-room 1 bath house that would make a great hunting camp. (Electricity to house and rural water meter on property.)



Tract 2: 90 Acres - The property features a clean bottomland hay meadow and mature hardwood timber along Caney Boggy creek. Excellent hunting and recreational opportunities, plus income potential from hay meadow!

House Preview
Tues Nov. 2nd 4-6 pm
Land Can be viewed anytime



Terms and conditions: The successful bidder will be required to deposit 10% of the total purchase price into escrow the day of the auction with the balance to be paid upon the date of closing. The owners will furnish an up to date abstract and guarantee clear marketable title to the property. The property will sale subject to owner's final approval.

See You at the Auction!

KEVIN HANEY

Broker/Auctioneer

580-927-5029

JOEL COFFEE

Broker/Auction Manager

580-927-5563

Auction Conducted by:

Coffee-Haney
AUCTION & REAL ESTATE

15822 County Road 3804, Coalgate, OK 74538

www.coffee-haney.com

GARY CRAWLEY

Auctioneer/Sales Associate

Announcements day of sale supersede all previous advertisement. Property owner or Auction Service will not be responsible for theft or accidents

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