

Eastern Oklahoma

Leflore County

LAND AUCTION



1703± ACRES in 17 Tracts & Combinations

Tracts Ranging from 34±Acres to 320± Acres

Outstanding Ranchland!

TUESDAY, OCTOBER 18TH • 10AM

Held at the Donald W. Reynolds Community Center - Poteau, OK



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Eastern Oklahoma LAND AUCTION

**1703[±]
ACRES**

**in 17 Tracts &
Combinations**



TUESDAY, OCTOBER 18TH • 10AM

Auction Location: Donald W. Reynolds Community Center - 105 Reynolds Ave, Poteau, OK 74953



- Productive Grassland/Hay Ground
- Potential Homesites - Great views!
- Close Proximity to Fort Smith, AR and Poteau, OK
- Well Maintained Fences, Ponds
- Abundant Hunting Possibilities



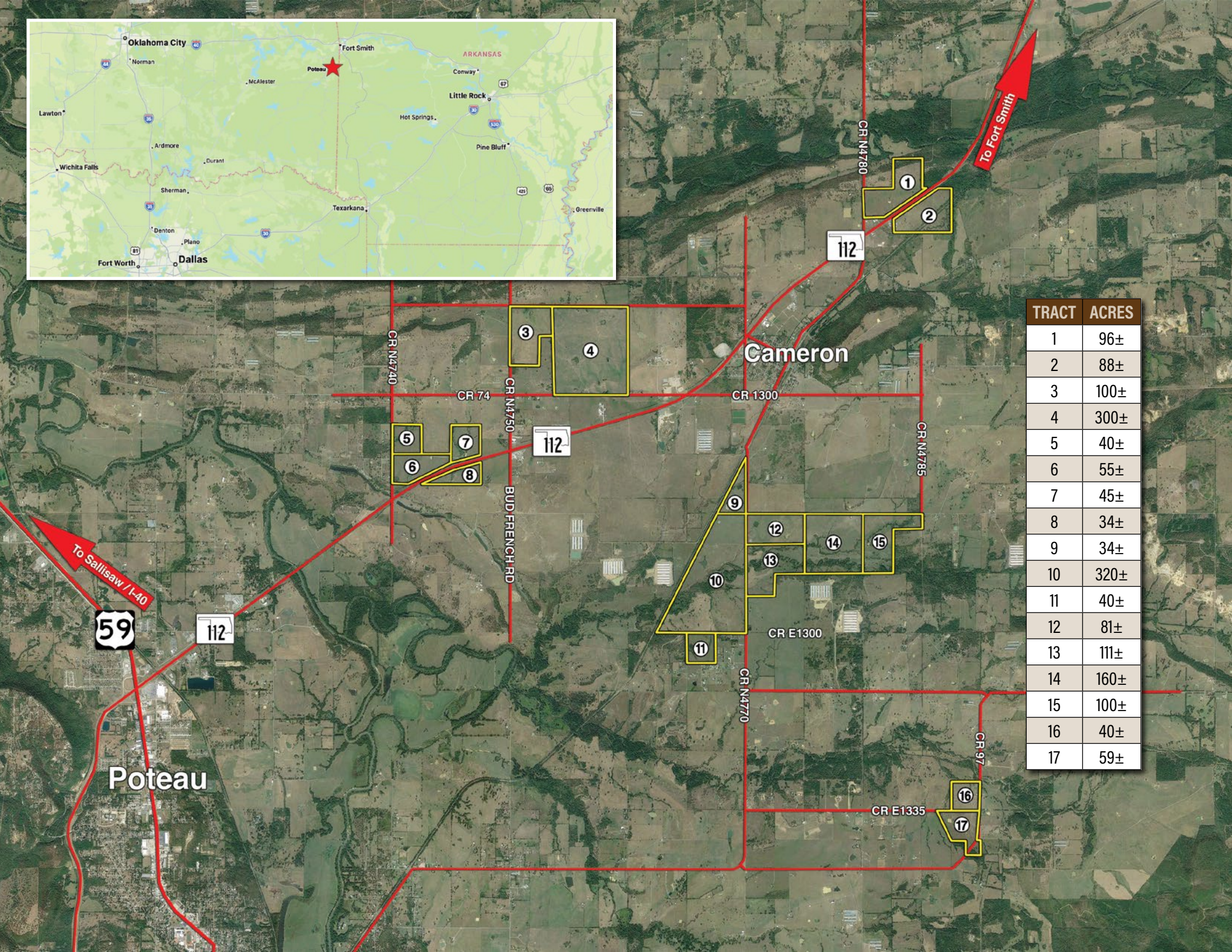
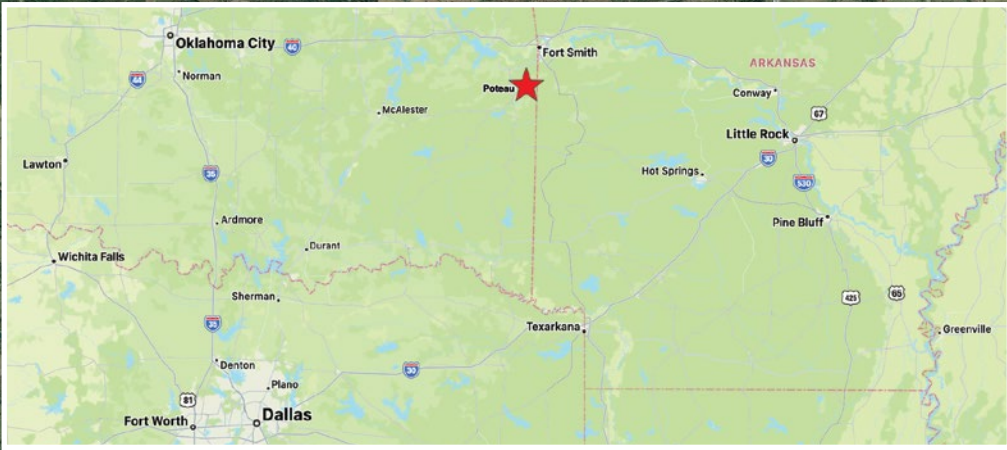
The Property runs through the valley between Cavanal Hill to the west and the Sugarloaf Mountain Range to the southeast. Most tracts have unabated views of the surrounding mountains with rolling hills and several beautiful building sites. The property boasts ample water, well-maintained fences and good cover for deer and turkey along the James Fork Creek and tributaries.

INFORMATION DAYS:

Tuesday, Sept. 20th & Thursday, Oct. 6th • 10am - 12noon

Meet an auction representative at the Donald W. Reynolds Community Center - 105 Reynolds Ave,
Poteau, OK 74953





| TRACT | ACRES |
|-------|-------|
| 1 | 96± |
| 2 | 88± |
| 3 | 100± |
| 4 | 300± |
| 5 | 40± |
| 6 | 55± |
| 7 | 45± |
| 8 | 34± |
| 9 | 34± |
| 10 | 320± |
| 11 | 40± |
| 12 | 81± |
| 13 | 111± |
| 14 | 160± |
| 15 | 100± |
| 16 | 40± |
| 17 | 59± |



Hall and Hall Auctions
100 S. Cherry Ave., Unit 5B
Eaton, CO 80615

Scott Shuman
#129602



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SUMMARY OF TERMS: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. A 5% buyer's premium will be added to the high bid to determine the purchase price. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 45 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available.