

★ PUBLIC ★ AUCTION

Selling a very nice 4 Bedroom, 2½ Bath, Double Wide Mobile Home plus other nice Outbuildings, all located on approx. 2 Acres located 8 miles South of Indianhoma, OK on SW Indianhoma Rd., then ½ mile West on Baseline Road at Public Auction on: (watch for signs)

GPS ADDRESS 25351 SW Baseline Road

Saturday, June 13, 2026 ★ 10:15 a.m.



★ LEGAL DESCRIPTION ★

2 Acre Tract in the NE Corner of NE ¼ - 4 - 15 15 WIM.
Tillman County, Oklahoma (SURFACE RIGHTS ONLY)

IMPROVEMENTS LISTED AS FOLLOWS:

- ★ 1,848 sq. ft. Living Area double wide 66' x 28' Mobile Home
- ★ 4 Bedrooms, 2½ Baths. Kitchen, Dining Room, Utility Room
- ★ Central heat/air, Wood Burning Fireplace, Built-in China Cabinet
- ★ Home sells with Appliances • Water Softener
- ★ Cotton Electric for Utilities • Indianhoma School District
- ★ Detached 25' x 30' Garage w/concrete floor, 2 garage doors, electricity, all metal building
- ★ 2 - 10' x 9' Storage Sheds, built for livestock, 1 insulated and concrete floor
- ★ Septic Tank System • Cook Stove & Central Heat/AC on propane
- ★ CKT Rural Water • Wired for Pioneer Internet
- ★ Estimated ad-valorem taxes: \$438.59

AUCTIONEER'S NOTE: Very neat, well taken care of 2 Acre Tract and improvements. Will make an ideal location to raise a family in the country with excellent access to surrounding communities.

★ TERMS ★

10% down day of sale placed in escrow with Benson Law Firm Inc., P.C., attorneys for Sellers. Balance due in 30 days.

CLOSING EXPENSES, TAXES AND PRORATIONS: The Buyers shall pay in full. Fee to record their Warranty Deed, any expenses necessary to obtain their financing; expenses for title examination, and the ½ attorney fee to Benson Law Firm for preparation of contract, closing and IRS reporting.

GOOD AND MARKETABLE TITLE: Within fifteen (15) days from the date of the contract, the Buyers will purchase an abstract of title, certified from inception of title to the current date, showing good and marketable title in Sellers.

SURVEY: If a survey is required by the Buyer or Lender, the cost shall be paid for by the Buyer.

CONDITION OF PROPERTY, INSPECTION AND DISCLAIMER: Sellers are not an expert regarding the condition of the property. No representations, warranties or guarantees regarding the condition of the Property are expressed or implied. Property is sold subject to all utility easements and other easements of record which serve this property. Buyers have had the opportunity to conduct any inspection they deem necessary and accepts the property in its "as is" condition as of the effective date of the Contract.

POSSESSION: Buyer will take possession at Closing.

CLOSING: The transaction shall be closed at the offices of Benson Law Firm, Inc., P.C., 124 N. 9th St., Frederick, OK on or before July 13, 2026 or at such time as may be mutually agreed to in writing by both Seller and Buyers. This time may be shortened or extended by written agreement of the parties.

Mr. & Mrs. Ricky Stoll, Owners

Auction Conducted by:

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LISA SANMANN, Clerk
CARLA BOWDEN, Clerk
ELLEN L. BRINK, Cashier

(Announcements day of sale supersede all other advertising)

For more info. and pictures, visit our website at www.brinkauction.com