



Rt. 1, Box 65 (580) 646-3548,  
Balko, OK 73931

**AUCTION**

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**TUESDAY**

**APRIL 12, 2011**

**1:00 PM**

**LIPSCOMB COUNTY REAL ESTATE  
DONNIE BORN ESTATE**

**DIRECTIONS:** From Follett, TX, take Highway 15 8 miles West to Highway 305, go South 8 miles to CR N, 1½ miles East

From Darrouzett, TX, take Highway 15 3 miles East to Highway 305, South 8 miles to CR N, East 1½ miles

**LEGAL:** The West 1/2 of Section 806, H&TC RR Co. Survey, Lipscomb County, Texas

**TERMS:** This property sells to the highest bidder, no minimum, no reserve.  
After the signing of the contract, Seller will furnish to the Buyer a title policy through Covenant Title Co., showing marketable title.

Subject to all previous easements, right-of-ways and reservations.

Funds are to be placed in escrow with Lemon, Shearer, Phillips and Good, Attorneys for Seller and Closing Agent.

10% of the purchase price will be paid by the Buyer the day of sale, at the signing of the contract.

Closing will be within 15 days after title is delivered to the Buyer.

Seller to have reasonable time to correct any defects.

Closing within 30 days of date of sale. Possession at closing.

2011 taxes will be prorated to the date of closing. All prior years taxed will be paid by the Seller.

Closing costs split, 1/2 to Buyer, 1/2 to Seller.

Surface only.

If Survey is required, it will be the Buyer's responsibility.

This property is not selling upon the Buyers ability to obtain financing. Financing must be secure before sale date.

**DESCRIPTION:** Improved and native grass, irrigation well, two pivot points. Natural gas and domestic water well.

**NOT RESPONSIBLE FOR ACCIDENTS**

[www.naylorauktion.com](http://www.naylorauktion.com)

**FOR MORE INFORMATION CALL:**

**Dale Naylor**  
Owner/Broker



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**LICENSES:**  
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