



What an opportunity to own property in a prime location, Cushing Oklahoma is one of Oklahoma's growing communities. With industry and commercial business moving in to the area, it is centrally located between Oklahoma City and Tulsa and Stillwater is just a short drive away. A truly beautiful part of the state. We will be selling 52 individual building lots centered on the beautiful Cushing Country Club, which boast a championship golf course, with a 10 acre lake, swimming pool, lighted tennis courts, dining room, lounge, pro shop and driving range. Some people have already built on some lots; all utilities are in place with sewer, water, electricity and natural gas on all lots. **NOTE:** (All buyers will have to install an (E1) sewer system when houses are built according to code.) All you have to do is pick your location and start construction. This is a gated community, The new owners will be provided with a supplemental abstract, and title insurance, closing will be done by Choice Title Insurance Agency out of Shawnee, Oklahoma

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LEGAL DESCRIPTION: A tract of land in the East Half (E/2) of the Northwest Quarter (NW/4) of Section Seven (7), Township Seventeen (17), North Range Six (6) East of the Indian Meridian, Payne County, Oklahoma.
 The lots vary in sizes from less than a Quarter of acre to over an acre in size. With many overlooking the golf course, just minutes away from downtown Cushing a new Walmart is just 2-3 miles away.
TERMS: 10% down day of sale – Buyers must have a letter of credit from the lender and personalized check or cash will be accepted. (With 2 sources of ID)- Phone bids will be accepted day of sale and earnest money must be wired within 24 hours (wiring instructions will be given to those buyers).
POSSESSION: March 21st, or completion of contract.
 Taxes: Prorated to day of closing – 2008 taxes \$30.00 per lot

Sale Conducted By: U.S. Land and Home-Murrow Real Estate and Auction LLC- Charles Murrow Broker/Owner/Auctioneer and: U.S. Land and Home- Stan Brown Realty – Stan Brown Broker/Owner

For More Information Contact:

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**Charles Murrow: Office – 580-327-1998
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