

ELLIS COUNTY, OKLAHOMA

40
± Acres

LAND AUCTION

FRIDAY, AUGUST 24 • 10 a.m.

Auction Location: Red Barn, 822 E. 5th St., Shattuck, OK

Land Location: From Shattuck 3 miles south on HWY 283 & 2.75 miles east on CR55 to southwest corner. Or from Arnett 6 miles north on HWY 46 & 3 miles west on CR55

Legal Description: SE4 SE4 Section 11-T20N-R25W, Ellis County, OK



This property is easily accessed from Highway 283 & Highway 46 on rock roads or just 1 mile of rock from paved road CR56 "Bay Road". The property has excellent home sites or will be excellent addition to existing operations. The property has good native grasses for livestock, a draw and some plumb thickets for wildlife, and county road access on 2 sides.

To view this property contact Buck Hutchens 580-273-3202 or Smith & Company Auction & Realty, Inc at 580-254-3975

Additional Photos & Videos
www.smithcoauctions.com

SELLERS: Lo-Retta Wilson, Ericka Wilson, Joshua Wilson



Licensed in
Oklahoma and Kansas



**Auction & Realty, Inc.
580-254-3975**

**Auctioneer - Ira Y. Smith, ATS, R.E. Broker
David Bay • Buck Hutchens • Kenny Rounds**

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Excellent Home Site • Good Native Grass • Wildlife

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UPCOMING AUCTION CALENDAR

- **Wednesday, Aug 29th** - Land near Gage, OK
Selling 160 Acres of Farm Land near Gage, OK
- **Friday, Sept 7th** - House in Ft. Supply
- **Wednesday, Sept 12th** - Land near Fargo, OK
Selling 700 Acres of Land near Fargo
- **Saturday, Sept 15** - Farm Machinery & Equipment
Selling Tractors, Tools, and Equipment near Fargo

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to sign-up for email updates on new auctions!

TERMS AND CONDITIONS:

REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supercede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Smith & Company Auction & Realty, Inc. is not responsible for any errors in bids, omissions of bids, or failure to execute bids and shall have no liability to any bidder for any technical or other failure associated with the internet. **ON-LINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.**