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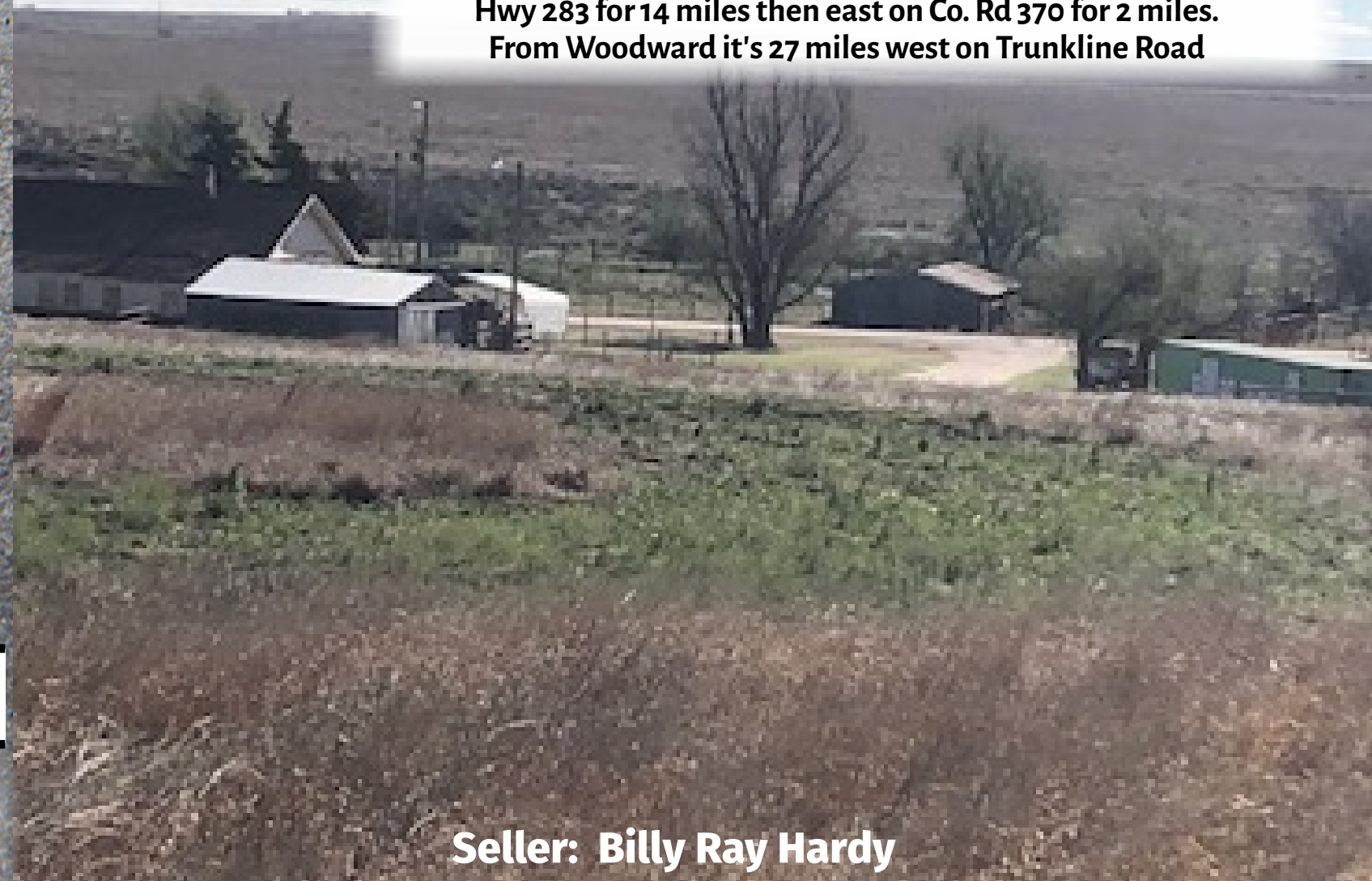
PRSRST STD
 U.S. Postage
 Paid
 Mooreland, OK
 Permit No. 7

Land
 Home
 Outbuildings
 Hunting
 Good Grass
 CRP

AUCTION

Wednesday, May 15th • 10:00 a.m.

Land Location: From Gage go north on Hwy 46 12.4 miles then west on Co. Rd 370 (Trunkline Rd) for 5 miles. OR From Shattuck go north on Hwy 283 for 14 miles then east on Co. Rd 370 for 2 miles. From Woodward it's 27 miles west on Trunkline Road



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Seller: Billy Ray Hardy

Cant' Be There? BID from ANYWHERE!

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



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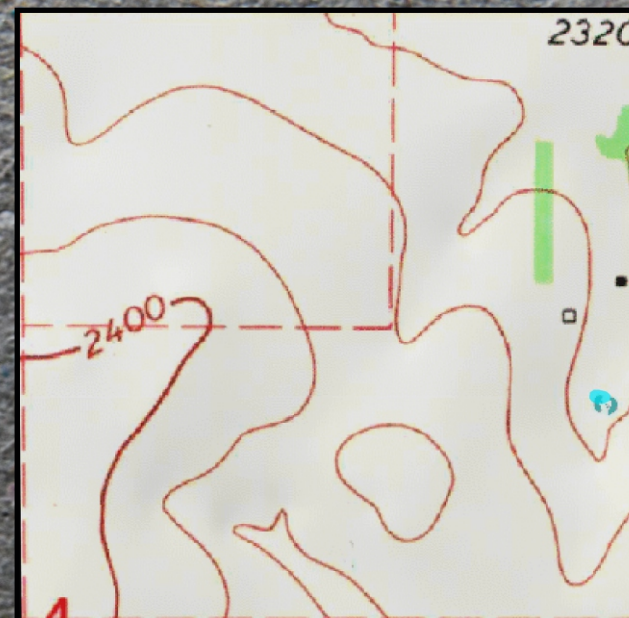


THIS FARM IS A CENTENNIAL FARM and is in good condition. The land is fenced and cross-fenced to optimize it's potential. There is an older 3 bedroom home, two out buildings, and a storage container on this land. One of the grass fields is Buffalo and

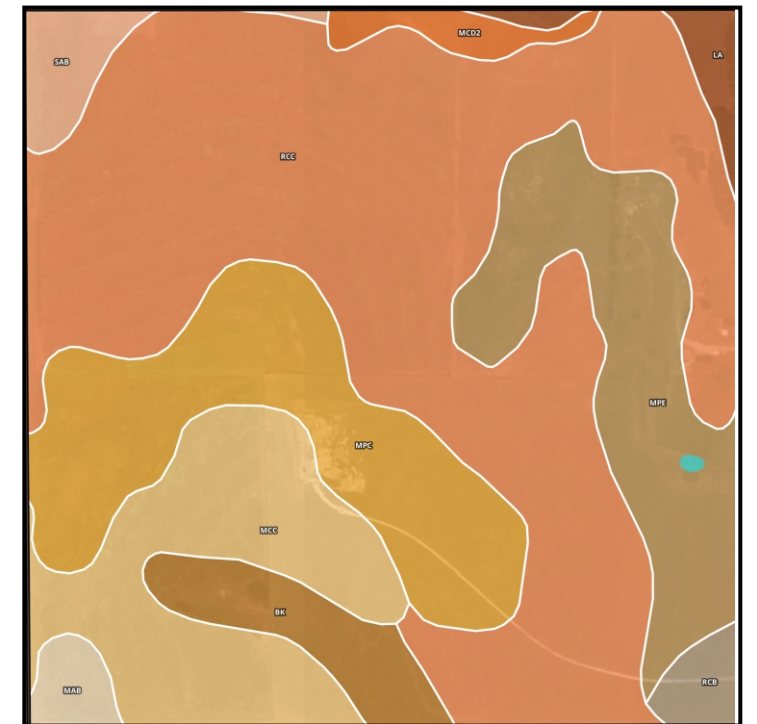
Gramma grass and has been used to produce grass hay. There are 67.9 acres of CRP grass in a 31.38 contract thru 2022 with an annual payment of \$2,131.00. The CRP laying on the west side of the farm allows the other grass pasture to be used, easily working around the other income producing property. There is an active water well and electricity at the house and the home is occupied during hunting season several time a year. The Edmond Sportsman Club has leased the land and home for several years and even though that lease is soon to expire, the opportunity to continue that lease is possible. This farm is diversified with it's types of grass and good location on weather-proof blacktop. The family has pictures of mule deer on the land and, of course, white tail deer, turkey, and quail.



Legal Description: The NE 1/4 of Section 14 T23N R25 W1M,



**To See this Property Contact
Ira Smith at 580-334-6001**



SOIL CODE	SOIL DESCRIPTION
MpE	Catesby-Laverne complex, 3 to 12 percent slopes
McD2	Mansic clay loam, 3 to 8 percent slopes, eroded
MaB	Berda loam, 1 to 3 percent slopes, cool
MpC	Catesby-Laverne-Abbie complex, 2 to 6 percent slopes
La	Westola sandy loam, 0 to 1 percent slopes, frequently flooded
RcB	Irene clay loam, 1 to 3 percent slopes
SaB	St. Paul silt loam, 1 to 3 percent slopes
RcC	Irene clay loam, 3 to 5 percent slopes
McC	Texroy-Abbie complex, 2 to 5 percent slopes
Bk	Berda-Spur complex, 0 to 12 percent slopes

REAL ESTATE Terms: Buyers attending this auction will be required to provide a valid photo I.D. By registering, bidder agrees to all terms and conditions as set forth by Smith & Company Auction & Realty, Inc. Buyer will be required to sign contract and place 10% of the purchase price in escrow on sale day, with balance due upon proof of marketable title. Seller will provide a current abstract and warranty deed. Taxes will be prorated to the day of closing. Possession upon closing. Property is selling in it's 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. Sellers are reserving all oil, gas, and other mineral rights. **ONLINE BIDDERS** may bid via our app or website at smithcoauctions.com. Smith & Co. 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 Buyers will be required to wire-transfer 10% of purchase price to place in escrow on sale day.

ONLINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.

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