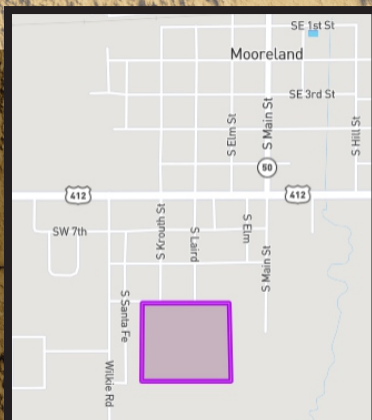


Land AUCTION

Friday, April 5th • 10:00 a.m.

Auction Location: Smith & Co. Auction Facility, Hwy 412, Mooreland, OK

Land Location: A 17.68 acre tract of land located at the south end of Laird and Krouth streets in Mooreland, Oklahoma.



- Good Level Land and a Very Good Soil Type
- Offered in Two Tracts of 8.84± acres each
- This Property will be an Excellent Home Site for a Few or Several Homes



Mooreland, OK is located 10 miles East of Woodward on a 4 lane highway. The community has a progressive school district, several churches, and an abundant water supply.

The land has an existing groundwater permit for irrigation. The irrigation well is no longer in service. There is a steel building on the property as well.

Legal Description: A 17.68 acre tract of land in the SW¼ of the NW¼ of Section 35 T23N R19 WIM. Located on the south side of the street just out of the city limits.

Sellers: The Carl & Beatrice Phillips Trust



Auction & Realty, Inc.
580-254-3975

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



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Land AUCTION

Friday, April 5th 10:00 a.m.



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UPCOMING AUCTION CALENDAR

- **Saturday, April 13** - Smith & Co. Annual Spring Auction
Farm Machinery, Equipment, Tools, Vehicles, Recreation
- **Wednesday, May 1st** - Harper Co. Land Sale
- **Wednesday, May 15th** - Ellis Co. Land Sale

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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.**