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Licensed in Oklahoma and Kansas

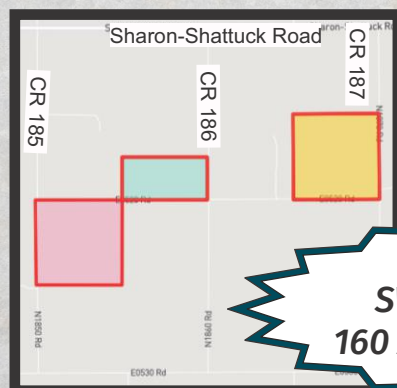
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Ellis County

LAND AUCTION

Thursday, May 16th • 10 a.m.

Good Hunting! Water Well! Income Producing! Good Location!



SELLING 3 FARMS!
SW of Fargo & SE of Gage
160 Acres • 160 Acres • 80 Acres

Cant' Be There?
BID from ANYWHERE!
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Ellis County LAND AUCTION

Thursday, May 16th • 10 a.m.

Auction Location: Fargo Community Building • 10:00 a.m.

Land Location: From Fargo go south on Co. Rd 91 for 7 miles then west on the Sharon/Shattuck road for 3 miles then south on Co. Rd 187 for 1 mile OR From Gage go south on Hwy 46 for 3 miles then east on Sharon/Shattuck road for 3.5 miles then south on N860 for 1 mile

SELLING 3 FARMS!
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160 Acres • 160 Acres • 80 Acres



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Auctioneer - Ira Y. Smith, ATS, R.E. Broker

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"Serving NW Oklahoma and Kansas with Integrity and Pride since 1982"



Tract 1 - 160± Acres

Legal Description: SE/4 of Section 29 T21N R23 WIM, Ellis County, OK

Land Location: Located at County Road Ns187 & E520 just 1/2 mile south of the Sharon-Shattuck black top on County Road 17

Description: This property is 160± acres of native grass with good fences. There is a water well and windmill and the land has good hunting potential. This farm will make a nice addition to many farms in the area. DCP pays \$1000 annually to lease 2 acres on the east side of this farm.

Seller: Floyd and Betty Schoenhals, Co-Trustees of the Schoenhals Family Trust



Tract 2 - 80± Acres

Legal Description: S/2SE of Section 30 T21N R23 WIM, Ellis County, OK

Land Location: Located at County Road 52 & 186

Description: There are 59 acres in a CRP Contract through Sept. 2023 at \$32.40 per acre with the balance in native grass. There is an older creek bed on the southwest side of the land. This area is known for it's hunting. The land has good county road access on the south and east sides.

Seller: Floyd and Betty Schoenhals, Co-Trustees of the Schoenhals Family Trust

Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and 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. Sellers are reserving all oil, gas and other mineral rights.

Tract 3 - 160± Acres

Legal Description: NW/4 in Section 31 T21N R23 WIM, Ellis County, OK

Land Location: Located at County Road 52 & 185

Land Description: There are 107.8 acres in a CRP Contract through Sept. 2023 at \$34.39 per acre with the balance in native grass. This property includes a very neat older home setting on the west side of the farm with electricity. There is good county road access on the north and west sides.

Seller: Norvel Dean and Darlene Schoenhals

