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**Selling 683± Acres in
 3 Separate Tracts!**

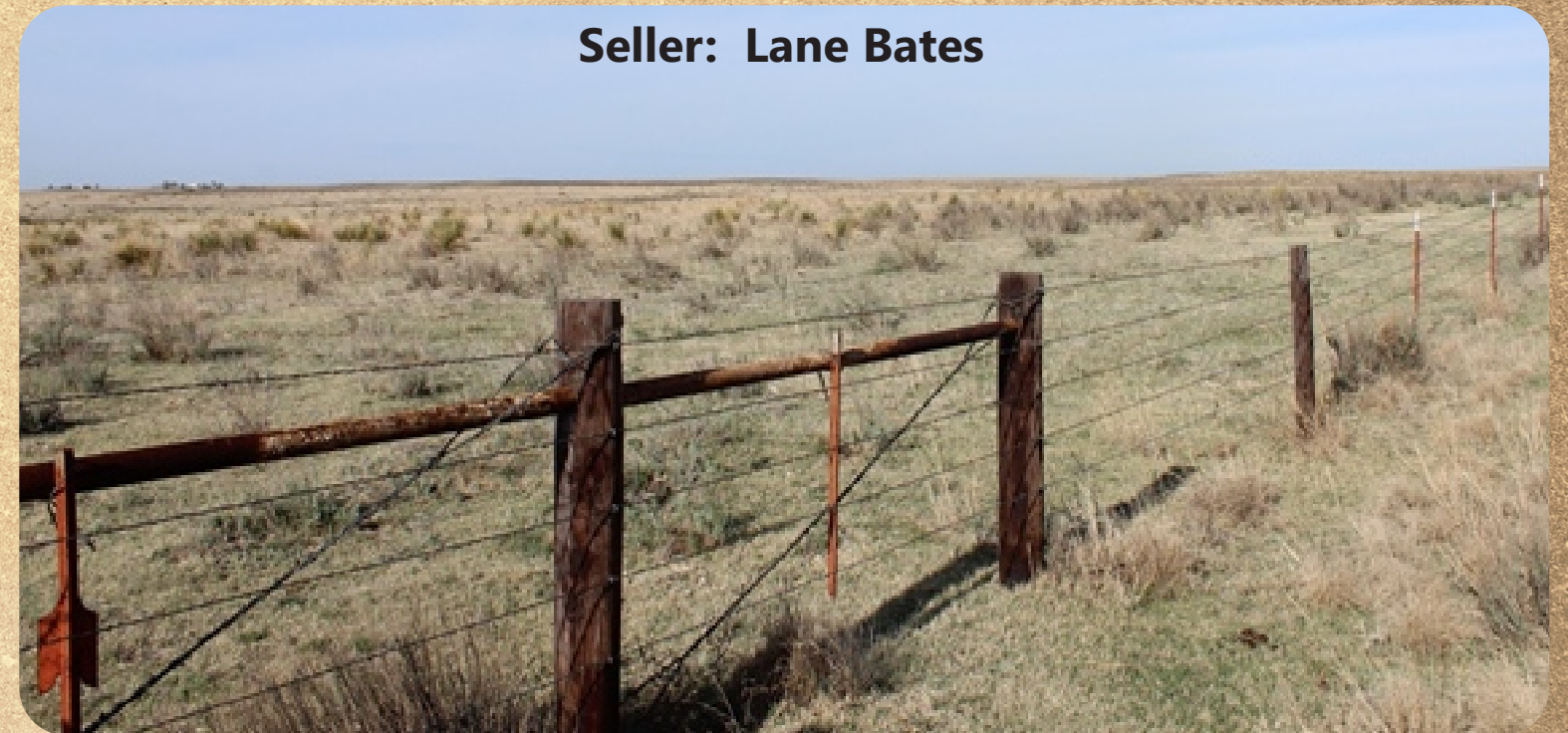
Beaver Co. Land AUCTION

Friday, May 10th • 10:00 a.m.

Sale Location: at Intersection of NS153 & EW23 (Tracts 1 & 2)

From Hwy 412 & 23 in Elmwood 14 miles east to Ns153 (Clear Lake Rd / Lake Chambers Rd) then north 4 miles OR From Slapout, OK 9 miles west to NS 153 then 4 miles north. From Beaver, OK intersection of Douglas Ave. & Hollow Rd continue on Hollow Rd (blacktop) for 22.3 miles then south 1 mile on Ns153. GPS Coordinates 36°40'27.5"N 100°16'19.5"W

Seller: Lane Bates



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REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Buyer and Seller will split title insurance fees. 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.

ONLINE BIDDING Terms: REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS 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. Announcements made sale day supersede all prior advertising. Final responsibility rests with the buyer to assess the condition of the property. It is not possible to adequately describe in text or photos all aspects of a property. We recommend you personally inspect the property, or enlist a trusted professional to do so on your behalf. Escrow must be made sale day and may be wired.



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



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

Selling 683± Acres in 3 Separate Tracts



TRACT #1 321 Acres± of Improved Grass.

Legal Description: The E½ of Section 5 T2N R26 ECM, Beaver Co., OK

Land Location: from Hwy 412 & Ns153 go north 3 miles to SE corner of Tract 1. This is a good ½ section of grass. It has been managed with rotational grazing and primarily hot wire fencing. The west boundary has good traditional barbed wire fences. There is a water-well with submersible pump. Current estimated taxes are \$246.



TRACT #2 200± Acres of Native and Improved Grass

Legal Description: SW4 & SW/4SE/4 of Section 33 T3N R26 ECM, Beaver Co., OK

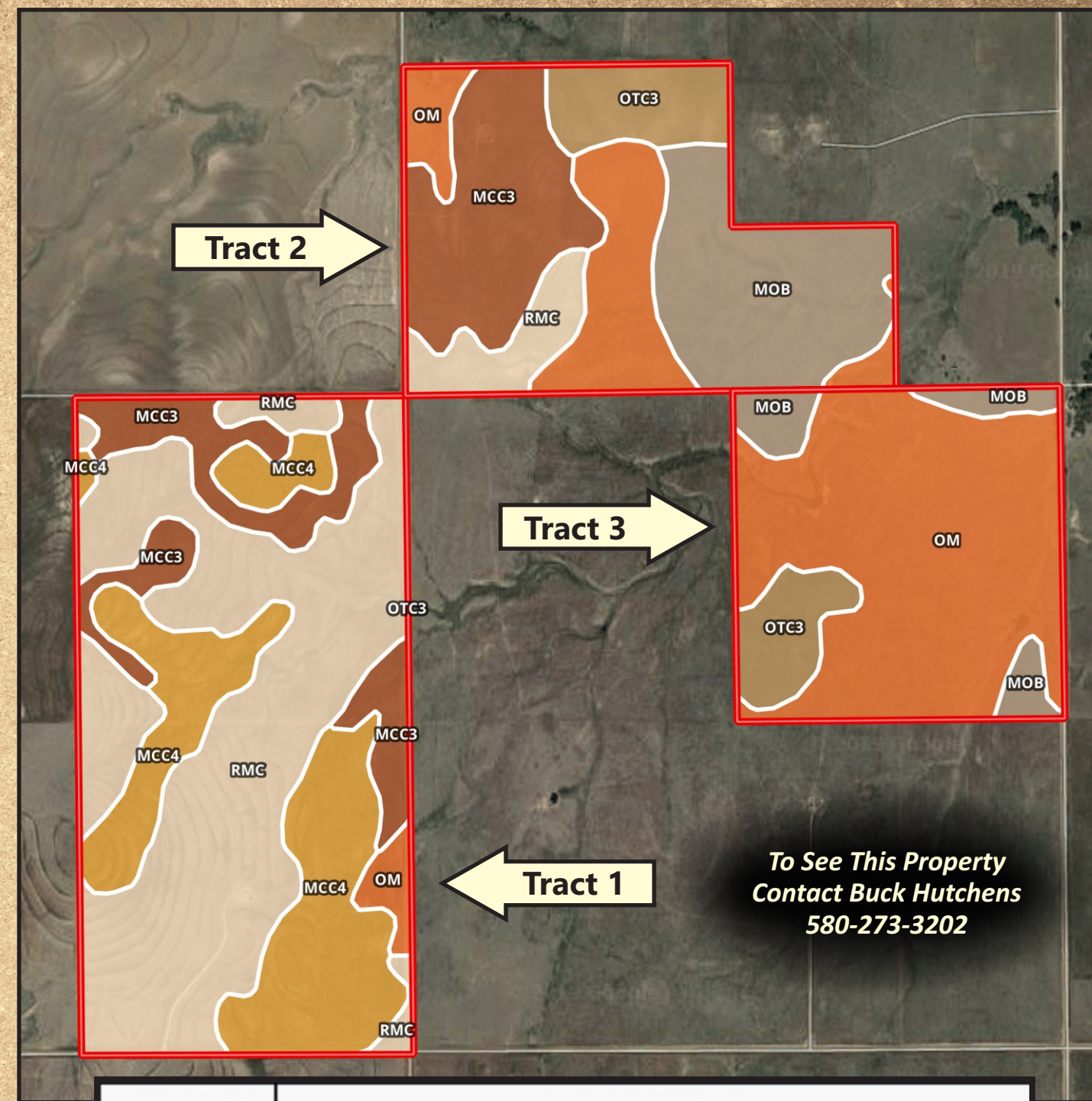
Land location from Hwy 412 & Ns153 go north 3 miles to SW corner of Tract 2. This property has county road access on the west side and electricity on the north and south sides. There is a water well in the NW corner. In addition there are two ponds. Tract 2 adjoins Tract 3 for ¼ mile and is directly east of Tract 1. Current estimated taxes are \$269.



TRACT #3 162 Acres± of Native Grass.

Legal Description: The NE¼ of Section 4 T2N R26 ECM, Beaver Co., OK

Land location from Hwy 412 & NS154 (Midway Church) go north 3½ miles to SE corner of Tract 1. This tract has rolling hills, water-well, and good fences on 3 sides. There is county road access on the east side and electricity on the north side. Tract 3 adjoins Tract 2 for ¼ mile. Current estimated taxes are \$52



**To See This Property
Contact Buck Hutchens
580-273-3202**

SOIL CODE	SOIL DESCRIPTION
Otc3	Mobeetie fine sandy loam, 3 to 5 percent slopes, eroded
Om	Mobeetie-Berda complex, 3 to 8 percent slopes
RmC	Darrouzett-Mansic complex, 3 to 5 percent slopes
McC4	Berda clay loam, 5 to 8 percent slopes, severely eroded
McC3	Mansic clay loam, 3 to 5 percent slopes, eroded
MoB	Mansic-Mobeetie complex, 1 to 3 percent slopes

Cant' Be There? BID ONLINE!

www.smithcoauctions.com