

SMITH & CO
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Land, Home, & Equipment **Auction**

**SELLING
154± ACRES
OFFERED IN
2 PARCELS
& IT'S
ENTIRETY**

AUCTION TERMS & CONDITIONS:

Buyers attending this auction will be required to provide a valid photo ID. 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 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 supersede 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 website at smithcoauctions.com. 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 Buyer's will be required to wire-transfer 10% of the purchase price to place in escrow on sale day. **PERSONAL PROPERTY AUCTION TERMS:** All items will be sold in their present condition with no warranties expressed or implied. Final responsibility rests with the buyer to assess the condition of items. It is not possible to adequately describe in text or photos any items that may show use and wear. We recommend you personally inspect all items, or enlist a trusted professional to do so on your behalf. There will be no options for refunds of any type. All sales are final. Cash, check, and most major credit cards accepted. Sales tax is applicable unless a valid, current sales tax permit is presented prior to auction. Announcements made sale day supersede all prior advertising. Online Bidders 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. A 3% Buyer's Premium will be charged to the On-line Buyer's high bid.

Land, Home, & Equipment

Auction

Friday, May 17th 10 a.m.

**SELLING
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ENTIRETY**

Auction Location: 61474 S. Co. Rd. 173, Shattuck, OK
Directions: From Hwy 283 & 60 (Podunk): Travel west on Hwy 60 for 2 miles, then south 1 mile on CR 173 (Lake Vincent Rd)



AUCTION MANAGER'S NOTE:

"This is an excellent opportunity to begin your dream of land ownership! These properties are located within minutes of Lake Lloyd Vincent, public hunting land, Higgins, Texas, Shattuck & Arnett, OK. Only 1 mile off the highway on a paved road."

SELLER: Estate of Floyd Ashpaugh



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

follow us:



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

Open House Wednesday, May 1st 4:30 - 7:30 p.m.



TRACT 1 - 10± Acres

Legal: A 10± acres tract in Lot 2 of NW4 of Section 18-19N-R25W, Ellis County, Oklahoma

PROPERTY FEATURES:
A well maintained 3 bedroom 1 bath home. The home has metal siding, a good roof, central heat/air, and natural gas service. The kitchen has beautiful cabinets and a nice dining area. The home offers a living area. In addition, there is a nice office area, utility room and 12'x24' basement, generator hook-up, and a covered porch. There is a 40'x76'12' steel building with concrete floor, office/bathroom, and electric overhead door. The property has corrals, crowding tub, water well, grain bins, and outbuildings. Tract 1 will be offered separately and collectively with Tract 2.

MULTI PARCEL AUCTION

Tracts 1 and 2 will be offered individually then once price is established, bids will be held.
Tracts 1 & 2 will then be offered as an entirety. Once bid is established on entirety any bidder may add to the total amount bid on any tracts in the preset dollar amount established by the auctioneer. If no advance of bid is made within a specified time frame the lots will be announced closed.

For more information contact Buck Hutchens 580-273-3202 (Auction Manager);
Ira Smith 580-334-6001; or call Smith & Company Auction & Realty Inc. 580-254-3975.

Ranching! Hunting! Recreation! Housing!



TRACT 2 - 144± Acres

Legal: A Tract in Lot 2 & SE NW4 & Lot 1 NE NW/4 of Section 18-19N-R25W, Ellis County, Oklahoma

**Are you looking for a property that offers it all?
LOOK NO FURTHER!**

This 144 acres has a great location & county road access on 2 sides. Both native & improved grasses, plumb thickets, tree cover and several ideal places for food plots. This property offers good livestock grazing & hay fields. There is a large dam & pond on the south end. Good fences and water well with solar system and fiberglass tank. Tract 2 will be offered separately and collectively with Tract 1



Items with * will be
Offered On-Line and
Sell at
12 Noon

TRACTOR, VEHICLES, ATV, MOTORCYCLES, MOWERS, GENERATORS, & STORAGE BUILDING

- *John Deere 4430; 1 owner, 5530 hours, 3pt, pto, rear weights, 18.4x38 w/JD Dozer Blade. Tractor SN 4430H 072930R
- *1997 GMC Crew Cab SLE, 1 owner, 16k original miles, 454, auto, 2wd, 5th wheel & toolbox
- *1967 Ford F100, SWB, 49k miles, 360, 4 spd.
- *Kawasaki 300 4 Wheeler (needs battery)
- *Shanghai 4 Wheeler
- *Kawasaki 250 Enduro (not running/has title)
- *Kawasaki Km100 (not running/has title)
- *Suzuki 125 (not running/has title)
- *John Deere 210 Riding Mower
- *John Deere 212 Riding Mower
- *Dixon Ram ZTR Mower 48" Steel Deck, Kohlr 24HP
- *8'x12' Storage Building (to be moved)
- *Honda ES 6500 Generator
- *Honda ES 3500 Generator
- *AC Delco ES 6500 Generator
- *Magna Force 220V, 5HP, Twin Cylinder Air Compressor

ANTIQUES

- Implements (numerous)
- White Mountain Hand Crank Ice Cream Freezer
- Stevens 12 Gauge Double Barrel Shotgun
- Anvil- Peter Right Solid Wrought
- David White Instrument Transit
- Oilers

PERSONAL PROPERTY SELLS FOLLOWING LAND



TOOLS & SHOP EQUIPMENT

- Metal Shelves (5)
- Battery Chargers
- Battery Testers
- Fuel Cans
- Shop Vac
- Air Tanks
- Floor Jacks
- Fence Stretchers
- Lot Handtools
- Lot sockets & wrenches
- 12V Post Hole Digger
- 800 # winch
- Pipe Wrenches
- Post Driver, shovels
- Chains
- Drill Bits
- High-lift jacks
- Black & Decker Cutoff Saw & blades
- 12V Battery Jump Box
- 12V Air Compressor
- Vice
- Work-bench
- Electric Chain Saw (3)
- Electric Fence Supplies
- 2500 # winch (new)
- Waterloo Tool Box on wheels
- Tool boxes
- Grease buckets
- Extension cords
- Lincoln 110V Wire Welder
- Lincoln 225 AC Welder
- Forney Welder
- Welding Table
- Air Hoses
- Workbench with grinders
- Cutting Torch Set with Oxygen & Propane Bottle
- Power Pulls
- Monarch Cement Mixer (no motor)

FARM EQUIPMENT & AG

- Mayrath 12V Auger
- Round Bale Feeders (3)
- Rectangle Hay Feeders
- Feed Troughs
- 200 Gallon Spray Rig
- 500 Gallon Overhead Tank & Stand
- Single Bale Buggy
- 2-Ton Creep Feeder
- 6x16 Stock Trailer BP
- John Deere Spring Tooth
- John Deere 100 Chisel 14'
- John Deere DR Grain Drill 10" spacing
- 16' Rotary Hoe
- 16' Schafer Offset Disc
- 500 Gallon Propane Tank



MISCELLANEOUS

- Flashlights
- Paint
- Cable
- Water skis
- Canes
- Old batteries
- Scrap Iron
- 5th Wheel Hitch
- Household Items
- 6 piece Dining Room Table
- Troy-built Rear Tine Tiller (needs motor)
- Craftsmen Weed Eater
- Camper Shell 79 Ford
- Garden Hoses
- Tie Downs
- Funnels
- Lawn Mower Trailer
- Fishing Rods
- Tires
- 8' Fiberglass Ladder