

Real Estate

AUCTION

Wednesday
July 17th 10 a.m.

42951 South County Road 190, Fargo OK
One mile north of Fargo on County Road 190



Seller: Peggy Strong

This brick home has 3 bedrooms, 2 baths and an attached garage. There is central heat and air, a good sized kitchen and extra storage throughout the home. All new paint inside makes this home move-in ready and is very clean. There is a 30x50 shop building with concrete floor that is wired and on a separate electric meter from the home. The shop has a storm cellar just outside the west door and it's own water well which supplies the in-ground sprinkler system in the front and back yards. There is a storm cellar just outside the back door of the home and a covered patio. This property is in a beautiful setting just one mile north of Fargo, OK. Legally described as a 2 acre± tract in the SE SE of Section 11 T22N R23 W1M.

To See This Property Call Ira Smith or the Smith & Co. Offices



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

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AUCTION TERMS AND 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 within 30 days of sale. 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 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.

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