

# Land AUCTION

**Friday, August 2nd • 10:00 a.m.**

**North of Shattuck Lots 3 & 4 of Section 7 T23N R25 WIM, Ellis Co.**

Land Location: From Shattuck go north on Hwy 283 for 14 miles then west on Co. Rd. 37 for 2.5 miles OR from Log Cabin Corner 8.5 miles south on Hwy 283 then west on Co. Rd. 37. Located at Co. Rd. 173 & 37. Watch for auction signs.



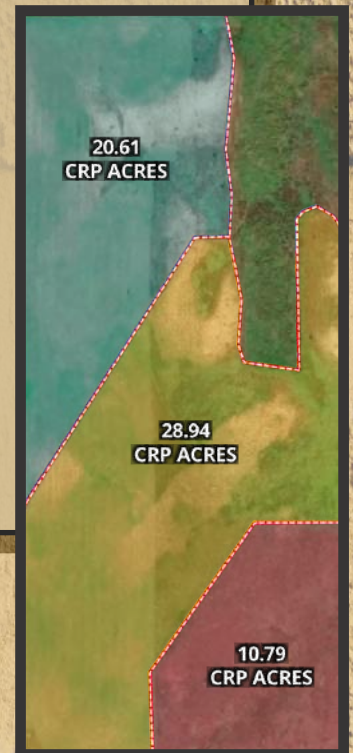
## 74.16 Acres± of Improved Grass

**Legal Description: 76.16 acres ± in  
Lots 3 & 4 of Section 7 T23N R25 WIM.**

This improved grass tract will make a nice addition to existing farms in the area or will be a good starter farm. There are 20.61± and 10.79± acres in a CRP contract through 09/30/2021 at \$33.07 per acre and 28.94± acres in a CRP contract through 09/30/2020 at \$26.08 per acre. This land offers excellent outdoor activities such as hunting, sight seeing, or just a place to get-away. This land has good county road access on two sides. It is located easily from May, from Cabin Corner, from Gage, or from Shattuck.

***Sellers: James and Margaret Stephens***

**For More Information Contact Ira Smith  
580-334-6001 or 580-254-3975**



**Auction & Realty, Inc.  
580-254-3975**

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

*follow us:*

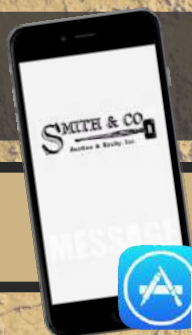


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## **UPCOMING AUCTION CALENDAR**

**Saturday, August 10 - Farm Machinery**  
Selling Tractors, Tools, and Equipment West of Mooreland

**Saturday, August 21 - Mineral Auction**  
Selling Multiple Lots of Harper Co. Minerals

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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. Sellers are reserving all oil, gas, and other mineral rights. 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.