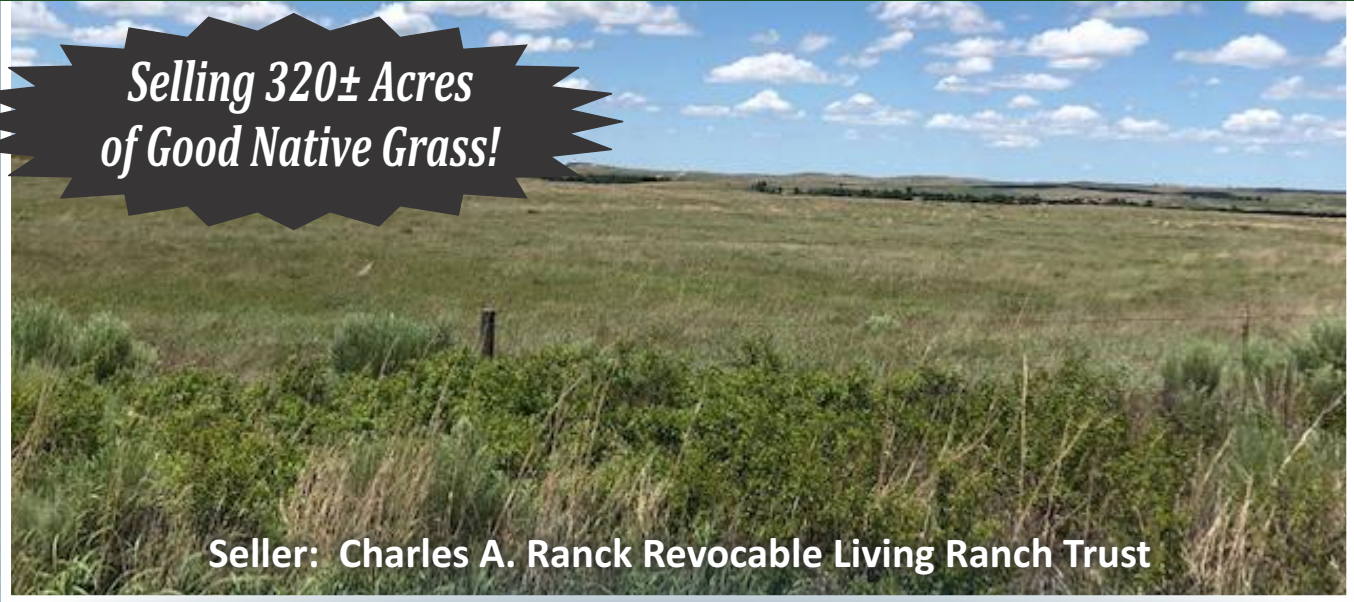


LAND AUCTION

Wednesday, July 10th · 10:00 a.m.

Auction Location: Gage Community Center, 521 N. Main St. Gage, OK
Land Location: From Gage go 2 miles north and 1/2 mile west on Co. Rd. 460

*Selling 320± Acres
of Good Native Grass!*

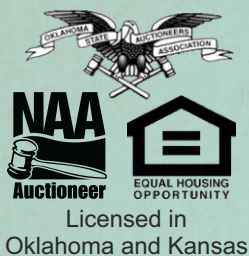


Seller: Charles A. Ranck Revocable Living Ranch Trust

This land is fenced and cross fenced. It has a water well and a mild rolling type terrain with good access from county roads on the south & west sides. This is a good opportunity to purchase land in good condition that is largely brush and cedar tree clear.

Legal Description: The W/2 of Section 28 T22N R24 W1M

For More Information, Contact Ira Smith 580-334-6001 or smithco@pldi.net



580-254-3975

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

follow us:



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



Auction & Realty, Inc.
1102 Oklahoma Ave.
Woodward, OK 73801
580-254-3975
Licensed in Oklahoma and Kansas

PRSRT STD
U.S. Postage
Paid
Mooreland, OK
Permit No. 7

▶▶▶ Selling 320± Acres of Ellis Co. Land! ◀◀◀ **LAND AUCTION**

Wednesday, July 10th · 10:00 a.m.

Auction Location: Gage Community Center, 521 N. Main St. Gage, OK
Land Location: From Gage go 2 miles north and 1/2 mile west on Co. Rd. 460

For more information contact Ira Smith 580-334-6001

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.

3 Convenient Ways To Bid & Buy!

Bid in Person

Bid by Phone

Bid Online!



**For more information call
our office at 580-254-3975!**

www.smithcoauctions.com