

AUCTION

Wed., Sept. 18th 10 a.m.

**Auction Location: Arnett Sr. Citizens Cntr, 115 Jefferson St.
Land Location: 6.5 miles east of Arnett on Highway 60**



**160±
acres**

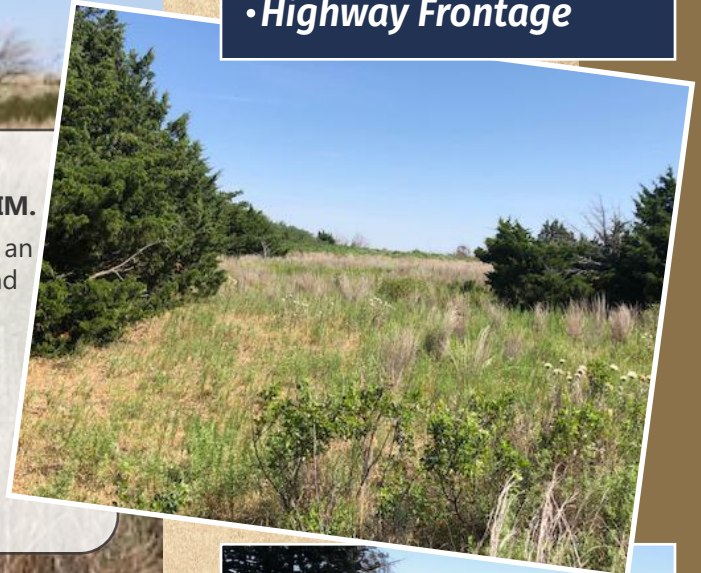
- Fenced
- Native Grass
- Excellent Wildlife
- Highway Frontage

TRACT 1: 160± acres of Native Grass

Legally described as the SE/4 of Section 9, Township 19N, R23 WIM.

Close to Arnett and with very good access, this property would make an excellent location for a home. There are hard rocked county roads and highway frontage on the east & south sides. The land is made up of native grass in good condition and is fenced on 3 sides. The south fence is a five wire on steel T-Posts and is like new. As if that's not enough, there is an excellent wildlife population providing great hunting opportunities!

**To See This Property
Call Ira Smith at 580-334-6001**



TRACT 2: Mineral Rights

Legal Description: 160± acres of open mineral rights in the SE/4 of Section 9, Township 19N, R23 WIM.



SELLER: August Bach Family, LLC



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

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

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Land & Mineral **AUCTION**

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AUCTION TERMS AND CONDITIONS:

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.

3 Convenient Ways To Bid & Buy!

Bid in Person

Bid by Phone

Bid Online!



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

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