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Permit No. 7

LAND AND REAL ESTATE

# AUCTION

**Saturday, October 12 • 10 a.m.**

**AUCTION LOCATION:** May Town Building, May OK

**LAND LOCATION:** From May: 7.8 miles west on Hwy 270 to Log Cabin Corner then from Log Cabin Corner go 5 miles south on Hwy 283 then 1½ miles East on Co. Rd 32 then ½ mile north

*Selling 2 Tracts!  
160± Acres of Ellis Co. Land  
and a Home in May, Oklahoma*



## LAND AND REAL ESTATE AUCTION SELLING 160± ACRES

**Saturday, Oct. 12th • 10 a.m.**

**AUCTION TERMS AND CONDITIONS:**

**REAL ESTATE Terms:** 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. 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 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. A 3% Buyer's Premium will be charged to the On-line Buyer's high bid.

**ON-LINE REGISTRATION MUST BE COMPLETE  
AT LEAST 24 HOURS PRIOR TO SALE DAY.**

### **3 Convenient Ways To Bid & Buy!**

Bid in Person  
Bid by Phone  
Bid Online!



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



**580-254-3975**  
Auctioneer - Ira Y. Smith, ATS, R.E. Broker

*follow us:*



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

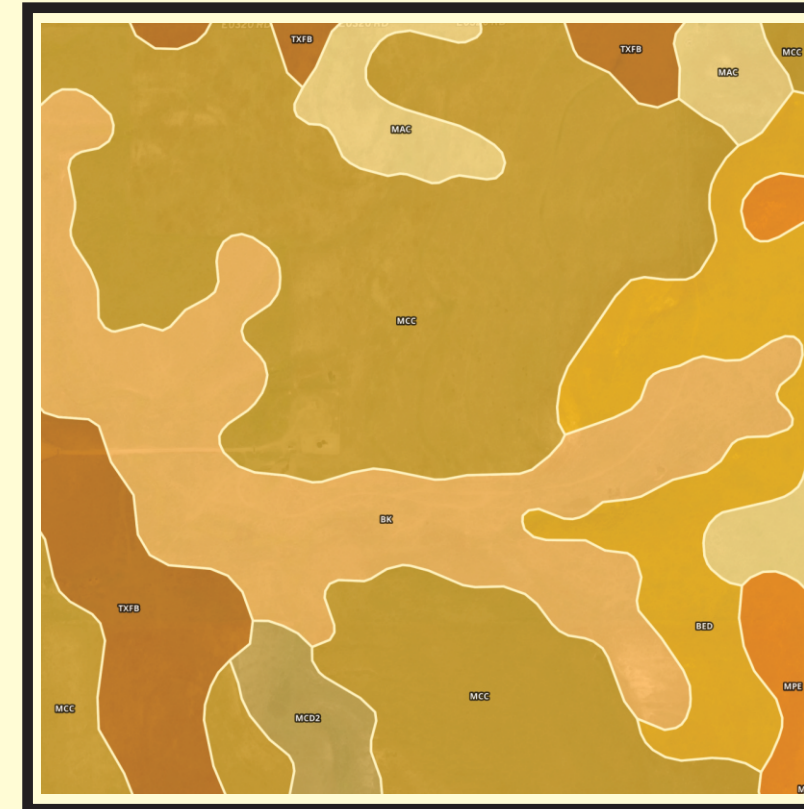




## Tract 1 - 160± Acres

This 160± tract of land is located at county road 177 & E032. This is a nice tract of native grasslands in a mild rolling terrain. The land has a water well and a windmill and has been fenced. There is county road access on the west and north sides and the county roads coming in from Hwy 283 are good rocky roads. This tract would make a nice addition to several farms in the area or would be a good starter farm. Soils maps and additional photos are available on our website.

**Legal Description: 160± acres in the NW/4 of Section 23 T24N R25, W1M, Ellis County Oklahoma**



**To See the Property  
Contact Ira Smith  
at 580-334-6001  
or 580-254-3975**

SOIL CODE	SOIL DESCRIPTION
McC	Texroy-Abbie complex, 2 to 5 percent slopes
MpE	Catesby-Laverne complex, 3 to 12 percent slopes
MaC	Berda loam, 3 to 5 percent slopes, cool
BeD	Mobeetie fine sandy loam, 5 to 12 percent slopes, cool
TxfB	Texroy fine sandy loam, 0 to 3 percent slopes
McD2	Mansic clay loam, 3 to 8 percent slopes, eroded
Bk	Berda-Spur complex, 0 to 12 percent slopes

## Tract 2 - in May, OK

A 2 bedroom home with Central H/A and a large steel carport, a storm cellar, and a single wide mobile home that has 2 bedrooms and ground source central H/A on 8 lots with a big back yard in a quiet community

**Legal Description: Lots 9 - 16 in Block 26 of Morey's Second Addition to the Town of May, Oklahoma**

**www.smithcoauctions.com**