

Real Estate

AUCTION

60105 South City Road 193 Arnett in Harmon, OK

OPEN HOUSE
Thurs., Sept. 19th
5 p.m. - 6 p.m.

Friday, Sept. 27th • 10 a.m.

A Well Kept 2 Bedroom Brick Home in Harmon on 1.55 Acres!



SELLERS: Monte and Patricia Hininger

This home is in good condition and is located just SW of the Fire Dept. in Harmon. There is a water well that supplies the home and there is a storm cellar. The home has a living room with fireplace, kitchen and utility area, 2 bedrooms, a bathroom, and is in very good condition.

**To view this property
contact Ira Smith
580-334-6001
or 580-254-3975**

LEGALLY DESCRIBED AS:

A tract of land situated in the NE/4 of Section 8 T19N R22 W1M, Ellis County, OK, more particularly described as follows: One square acre beginning at a point 300 feet south of the northeast corner of the northeast quarter of said Section 8; thence west 210 feet; thence south 210 feet; thence east 210 feet; thence north 210 feet to the point of beginning AND a tract of land beginning 435 feet south and 212 feet west of the northeast corner of the northeast quarter of said Section 8; thence west 82 feet; thence south 135 feet; thence east 82 feet; thence north 135 feet to the point of beginning AND beginning at a point 510 feet south and 210 feet west of the northeast corner of the northeast quarter of said Section 8; thence north a distance of 210 feet; thence west a distance of 3 feet; thence north a distance of 15 feet; thence west a distance of 82 feet; thence south a distance of 150 feet; thence east a distance of 83 feet; thence south a distance of 75 feet; thence east a distance of 2 feet to the point of beginning AND beginning at a point a distance of 510 feet south and 210 feet west of the northeast corner of the said northeast quarter; thence south a distance of 60 feet; thence west a distance of 2 feet; thence north a distance of 60 feet; thence east a distance of 2 feet to the point of beginning.



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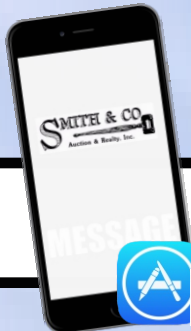
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TERMS AND CONDITIONS:

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 warrantee deed. Taxes will be prorated to the day of closing. Possession upon closing. Property is selling in its present condition with no warranties express 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.

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