

Land AUCTION

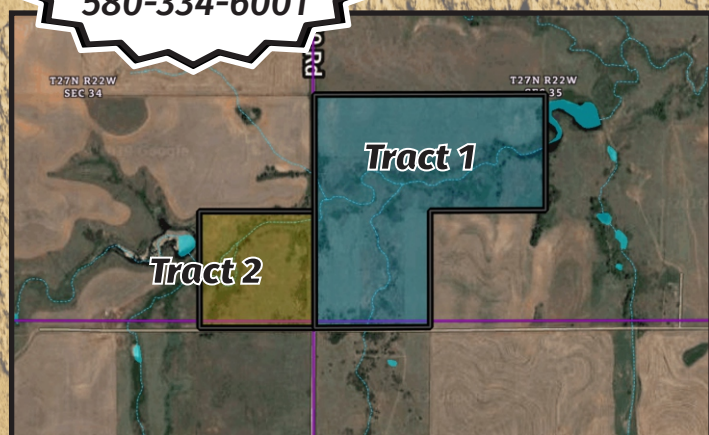
**Wed.
January 8th
10:00 a.m.**

Auction Location: Buffalo Alumni Building, 107 S. Hoyt St.

Land Location: From Buffalo go east on Blacktop County Road 13 for 5 miles then follow Blacktop County Road 195 for 4 miles. Or, from Selmon go 1/2 mile north then 3 miles west and then 3 miles south.



**To See
This Property,
Contact Ira Smith
580-334-6001**

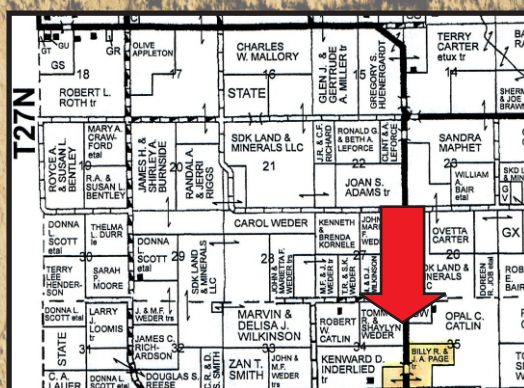


TRACT #1

120 Acres± of Native and Improved Grass.

Legal Description: The W½ SW¼ & NE¼ SW¼ of Section 35 T27N R22 WIM

Known as the Page sod house corner, this property was listed on the National Registry of Historical Places in 1983. The sod house was built in 1902 and listed on the Oklahoma Historical Society as the Page Soddy. This landmark sits on the SW corner of the land in a peaceful setting with a fenced yard and trees. There is a well house, water and electricity. With a windmill in the pasture to the east, and a creek bed to the north, this land has excellent potential and beautiful scenery. There is good grazing for livestock and the wildlife habitat provides for hunting.



TRACT #2 - 40 Acres±

Legal Description: The SE¼ SE¼ of Section 34 T27N R22 WIM

This is an all grass tract of land with county road access on the east and south sides. Excellent hunting potential and a good home site. Electricity is at the county road. This farm will also make a good addition to area farms.



Sellers: Joe Ann Page, Trustee of the Billy Ray Page and Joe Ann Page Family Trust



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

**Auctioneer - Ira Y. Smith, ATS, R.E. Broker
David Bay · Buck Hutchens · Kenny Rounds**

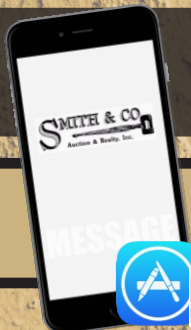
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TERMS AND CONDITIONS:

REAL ESTATE Terms: 5% 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. 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. Seller is reserving all oil, gas, and other mineral rights.

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

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