

Ellis County LAND AUCTION

Wednesday, March 25 • 10 a.m.

Auction Location: The Red Barn, Hwy 15, Shattuck, Ok.

**Land Location: Hwy 15 & Co. Rd. 173 or from Hwy 283 & Hwy 15
Go west on Hwy 15 for 2.5 miles (Follett Blacktop)**

**160[±]
Acres**

- Native Grassland
- Electric & Water Well
- Good Fences

**Hwy 15
Frontage!**



Legal Description: NE/4 of Section 36 T23N R26 W1M, Ellis Co., OK



Seller: NC Holdings



SMITH & CO
Auction & Realty, Inc.

580-254-3975

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



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Auction & Realty, Inc.
1102 Oklahoma Ave.
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More Pictures at
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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 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. 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!

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Bid by Phone

Bid Online!



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