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Ellis County, Oklahoma LAND AUCTION **420[±]** Acres in 2 Tracts

Friday, April 3rd • 10AM
At the Tom Peer Community Center • Gage, OK

PROPERTY LOCATION: From Gage, Travel South on Hwy 46 for 2.2 miles

Seller: Al & Virginia Resources, LLC

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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. Buyer agrees to accept all terms of CRP contract.

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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Oklahoma and Kansas
Auctioneer - Ira Y. Smith, ATS, R.E. Broker

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TRACT 1 - 155.74±

(Located just east of Tract 2)

Legal Description: The SW/4 of Section 22, T21N R24 W1M, including 158± acres less a 2.26 acre tract.

CRP Information: There are 138 acres in a CRP contract through 09/30/2023 at a rate of \$30.00 per acre. The CRP payment will be prorated to the day of closing. Buyer agrees to accept terms of the CRP contract.

Property Description: This land has good fences and includes a 40x60 building that sits on the south end of the tract. Access this property with ease! Highway 46 is on the east and south sides with a county road 182 on the west, making this tract of land an excellent location for a home site!

➤ *Tracts will be offered separately and in combination using the Multi-Par Method of Sale* ◀



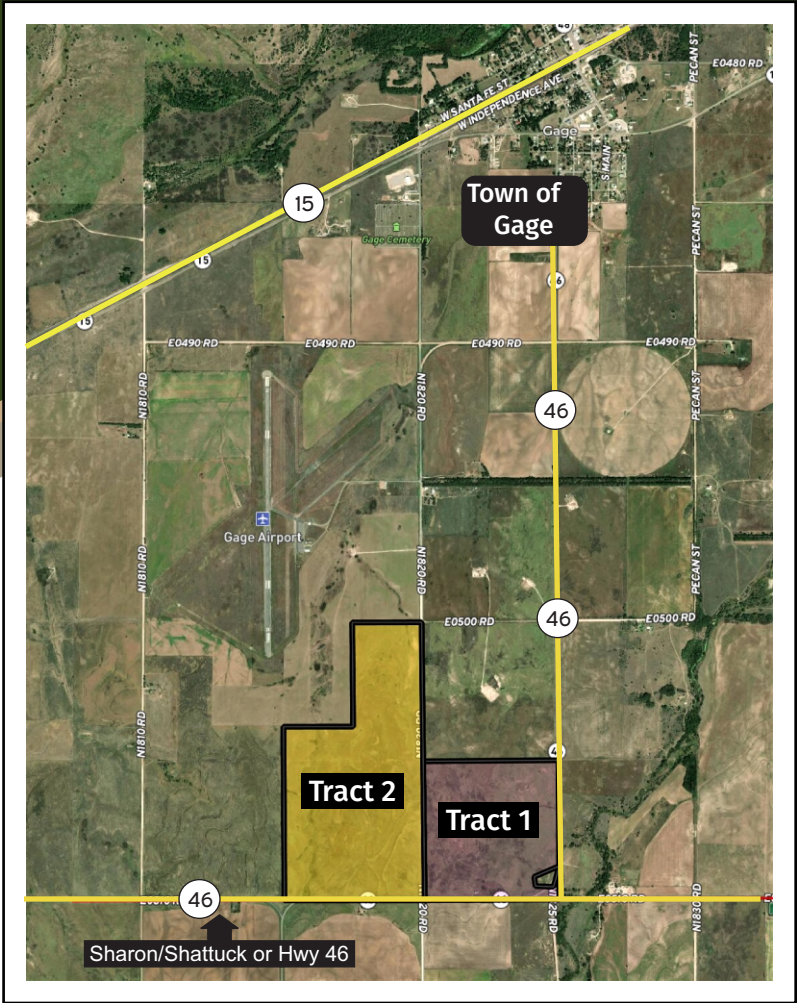
TRACT 2 - 260±

(Located just west of Tract 2)

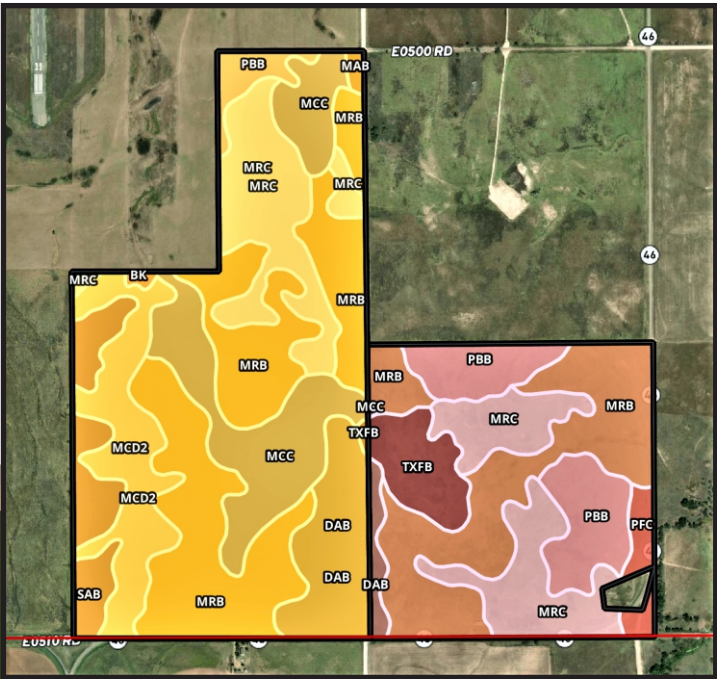
Legal Description: The SE/4 and 100 acres in the NE/4 of Section 21, T21N R24 W1M

CRP Information: There are 252.87 acres in a CRP contract through 09/30/2023 at a rate of \$30.00 per acre. The CRP payment will be prorated to the day of closing. Buyer agrees to terms of the CRP contract.

Property Description: A Hunter's Domain! Excellent hunting potential especially for quail and deer. There is a dry creek bed running through this land towards the west side that provides excellent wildlife habitat. Fences are good and, as if that's not enough, the access to this land is very good with Highway 46 (Sharon/Shattuck Rd) on the south and county road 182 on the east side.



➡ **Auctioneer's Note:** Please do not overlook the opportunity to purchase good farms that come from a home of good stewards. Fences are in place, the land is producing income, and the location is excellent, not to mention the very good wildlife habitat.



SOIL CODE	SOIL DESCRIPTION
DaB	Abbie fine sandy loam, 1 to 3 percent slopes
Bk	Berda-Spur complex, 0 to 12 percent slopes
McD2	Mansic clay loam, 3 to 8 percent slopes, eroded
MaB	Berda loam, 1 to 3 percent slopes, cool
MrC	Oklark-Otero complex, 3 to 5 percent slopes
MrB	Oklark-Otero complex, 1 to 3 percent slopes
SaB	St. Paul silt loam, 1 to 3 percent slopes
PbB	Devol fine sandy loam, 0 to 3 percent slopes
TxfB	Texroy fine sandy loam, 0 to 3 percent slopes
McC	Texroy-Abbie complex, 2 to 5 percent slopes