

SMITH & CO
Auction & Realty, Inc.
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Licensed in Oklahoma and Kansas

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AUCTION

Friday, May 15th • 10:00 a.m.

Auction Location: Red Barn, Hwy 15, Shattuck, OK

**Selling
3 Tracts
GREAT
LOCATION!**

**GREAT HOME SITES!
Close to Shattuck, OK**



AUCTION

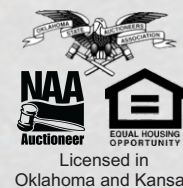
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Cant' Be There? BID from ANYWHERE!

Download our App or Bid from
our Website at smithcoauctions.com

Questions? Call our office at 580-254-3975 and let us help you!



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



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

Tract 1 - 160±

➤ Legal Description: SW/4 of Section 26 T21N R25 WIM



Land Location:
From Shattuck, Oklahoma on the south side of town,
at the Venture store go east on Co. Rd. 52 for 1.4 miles.

This is a 160± acre tract with 148.2 acres in CRP thru
September 30, 2020 at a rate of \$28.30 per acre.

With a great view of Shattuck, Oklahoma and county
road access on the south and west sides, this tract is
an ideal location for a new home! The land is a mild
rolling type terrain in improved grass. There is a
water well on the NE side and also a draw that has
excellent wildlife cover.



Tract 2 - 40±

➤ Legal Description: NW/4 NW/4 of Section 22 T21N R25 WIM

➤ Land Location: From Shattuck, Oklahoma on the north side of the railroad
tracks, go 2 1/4 mile east on County Road 76 to county road 50EW.



This 40±acre tract of land has black top frontage on County Road 50. There is a
water well and a lot of excellent wildlife habitat. This tract joins Tract 3 and will
be offered separately and collectively.

Tracts 1 & 2 will be offered separately and in combination using the Multi-Par Method of Sale

Tract 3 - 38.9±

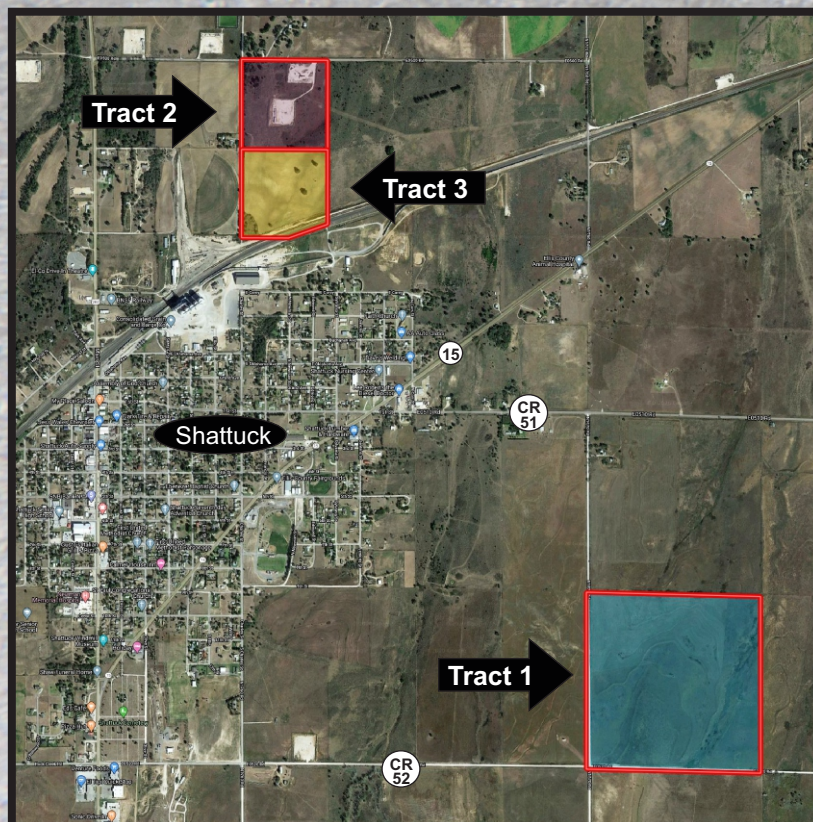
➤ Legal Description: SW/4 NW/4 of Section 22 T21N R25 WIM

➤ Land Location: This tract is on the immediate south side of Tract 2



This all grass tract has fences on three sides. There is excellent access close to
town with blacktop county roads on the north and west sides. Close to town,
great access roads, and all grass...this tract is ready for a new home or a great
get-away that's still close to amenities!

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.



To See this
Property Contact
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