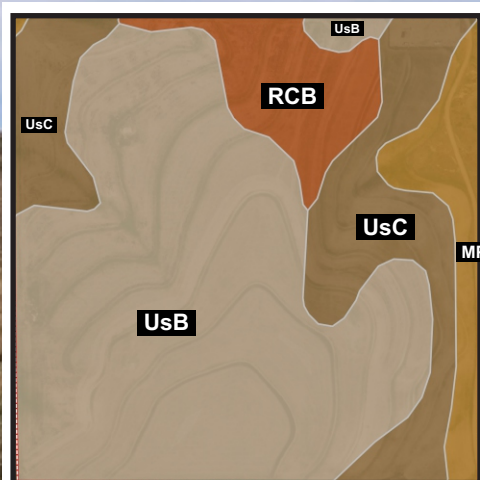


160[±] acres Beaver Co. Land AUCTION

Thursday, May 14th • 10:00 a.m.

LAND & AUCTION LOCATION:

From Elmwood: 3 miles west on Hwy 15 then 3 miles south on County Road 136 then one mile west on County Road 30 then 1/2 mile north on County Road 135 to the corner of the land. AUCTION WILL BE HELD ON SITE. We ask that you please adhere to social distancing rules. Online and phone bidding are also available.



UsC	Ulysses silt loam, 3% - 5% slopes
RcB	Darrouzett clay loam, 1% - 3% slopes
UsB	Ulysses silt loam, 1% - 3% slopes
Mp	Mansker-Potter complex, 3% - 20% slopes

Legal Description: The NE/4 of Section 5 T1N R23 ECM
There are 151.21 cropland acres with the balance in grass. County road access is on the north and east sides. This farm is not currently leased and the new owner will receive possession upon closing. Feel free to look at the land or for a showing or more information call/text Ira at 580-334-6001 or email at smithco@pldi.net

Sellers: MDM Farm & Minerals, L.L.C.



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580-254-3975

Auctioneer - Ira Y. Smith, ATS, R.E. Broker
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160[±] acres Beaver Co. Land **AUCTION**



Thursday, May 14th • 10:00 a.m.

AUCTION WILL BE HELD ON SITE. We ask that you please adhere to social distancing rules. Online and phone bidding are also available. Questions about registering? Not sure about on-line bidding? Call us!



TERMS AND CONDITIONS:

REAL ESTATE Terms: 10% of purchase price escrows on 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 & Co. 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.**