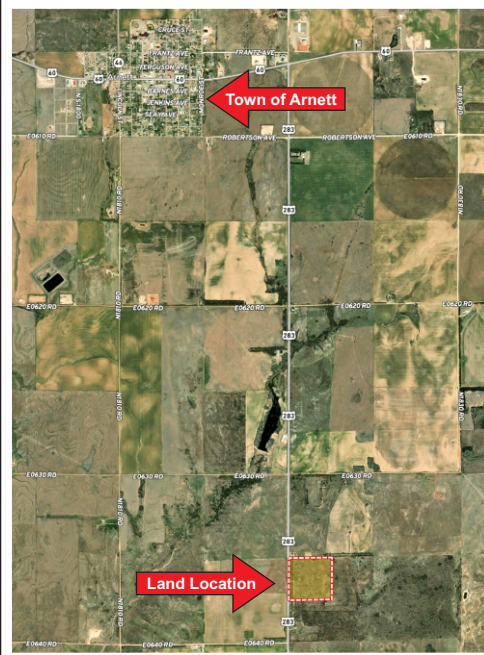


# LAND AND MINERAL RIGHT AUCTION

**THURSDAY, MAY 21ST 10 A.M.**  
**3 miles south of Arnett, OK on Hwy 283**



**Seller: Madelyn Caron**

## **Tract 1 - 40± Acres of Ellis County Land**

Legal Description: NW/4 SW/4 of Section 27 T19N R24 W1M

This is a good native grass of land with several trees. There is a large tree row along the highway on the west side of the land. The land is fenced on the north and west sides. Access is from the west off of Highway 283. Boundary lines on the east and south side will be established by survey.

## **Tract 2 - Mineral Rights**

40± acre tract of mineral rights located in the NW/4 SW/4 of Section 27 T19N R24 W1M, Ellis County, OK  
2018 Income of \$823.



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**580-254-3975**

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

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**REAL ESTATE TERMS:** Buyers attending this auction will be required to provide a valid photo ID. By registering, bidder agrees to all terms and conditions as set forth by Smith & Company Auction & Realty, Inc. Buyer will be required to sign contract and place 10% of the purchase price in escrow on sale day, with balance due upon proof of marketable title. Seller will provide a current abstract and warranty deed. Taxes will be prorated to the day of closing. Possession upon closing. Property is 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 supersede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day.

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