

Ellis County Land

160[±] acres

Mature & Improved Grass.
Fenced, Water Well,
and a Small Creek Bed!

AUCTION

Friday, June 26th • 10 a.m.

Auction Location: Red Barn, Shattuck, Oklahoma

Land Location: From Hwy 283 & Hwy 15 North of Shattuck, drive 4.4 miles west on Hwy 15 (Follett Blacktop) to County Road NS171, then north on CR 171 for 4 miles to County Road EW36, then west on CR 36 for 1.5 miles.

Legal Description: SW/4 of Section 4 T23N R26 W1M

This farm ground is fenced and was planted to improved grass just a few years ago. The native grass is in good condition and ready for a new owner. There is a water well that currently has a solar pump and panels, which both belong to the tenant and will not sell with the land. However, the well has been pumped recently and the seller is confident the water supply is adequate. This is a good farm with good roads and only 1/2 mile of dirt.

DON'T OVERLOOK THIS ONE!!

Sellers: Phillip Cotterill and Glenda Carol Black



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TERMS AND CONDITIONS:

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 warrantee deed. Taxes will be prorated to the day of closing. Possession upon closing. Property is selling in its present condition with no warranties express 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 oil, gas, and all 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.

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