

Selling  
23.64±ac  
with Hwy  
Frontage!

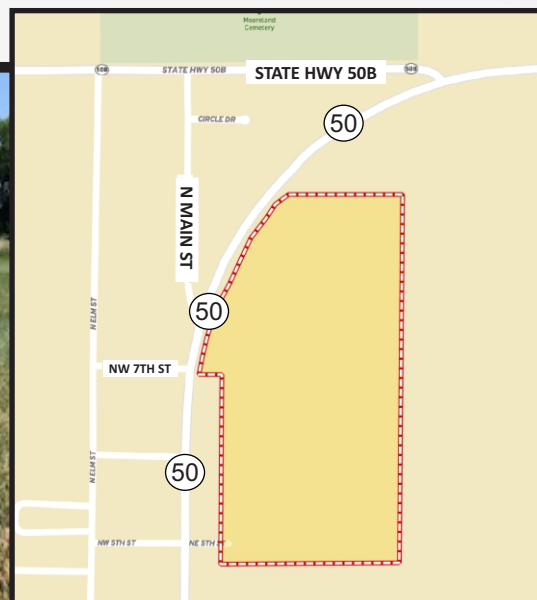
# Auction

**Wednesday, July 22 • 10 a.m.**

Auction Location: Smith & Co. Auction Facility, Hwy 412, Mooreland OK

**LAND LOCATION:** East side of N. Main Street, Mooreland, OK.

*SELLERS: Rex w. Blevins & Gregory J. Blevins*



**To see this property,  
call Ira Smith at  
580-334-6001**



This tract of 23.64 acres includes Hwy 50 frontage with access to the land from the north or from the west through street easement. The north side of the land is significantly above the water way elevation and could be a very good home site OR a high traffic business location. This land joins Mooreland city limits however is not within the city limits. Legally described as Sec 26-23-19 a 23.64 part of Tract #2 & #3 lying W of 1/2 Sec Line Beginning 450' S of NE/c NW; S 1524'; W 812.4'; N 755'; E 270'; N769'; E 542.4' to POB



**SMITH & CO**

Auction & Realty, Inc.

**580-254-3975**

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

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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.

**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!*



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our office at 580-254-3975!**

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