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# 318<sup>±</sup> Acres Dewey Co. Land AUCTION



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**Wednesday, August 12th • 10AM**

**Auction Locaton: Vici Chamber Building, 107 Broadway St., Vici OK**

**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. Buyer agrees to accept all terms of CRP contract.

**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!  
For more information call our office at 580-254-3975!



**Seller: The Heirs of Bertha and Oan Day Estate**



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**580-254-3975**

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

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



# Dewey Co. Land AUCTION

**Wednesday, August 12th • 10:00 a.m.**

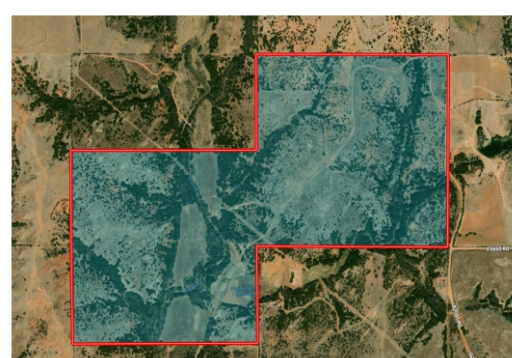
**Auction Locaton: Vici Chamber Building, 107 Broadway St., Vici OK**

This property situated between the towns of Vici and Camargo might be NW Oklahoma's best kept secret. This is an excellent hunting property with very good wildlife habitat, especially for deer and turkey and possibly wild hogs. There is a live creek that runs through the property. The pond dam is broken in approximately the middle however it still retains water and is a beautiful fishing area. There are three grass bottoms that were previously farmed for wildlife food plots and for livestock. Each of those farms are surrounded by trees making a stunning landscape. The property is fenced and has a water well powered by solar panel and solar pump. The small cabin on the property is a perfect little get-away for any hunter or fisherman.

The family prefers to keep the property gates locked. We will have several showing times. Please contact Ira Smith 580-334-6001 and schedule your showing!



**AUCTIONEER'S NOTE:** From the road this property appears to be native grass and cedar trees but never judge a book by it's cover. This is a beautiful property with an unlimited amount of hunting and wildlife potential evidenced by the pictures we have taken. Please visit our web page [smithcoauctions.com](http://smithcoauctions.com) to view pictures of the deer taken from this ranch the last few years. The possibilities are unlimited. Please don't miss this opportunity!



## PROPERTY LOCATION

From Vici: 4 miles south  
on Hwy 34 then 1 mile west  
on County Road 65

From Camargo: 3 miles north  
on Hwy 34 then 1 mile west  
on County Road 65

## Legal Description:

160± acres in the SW/4 of Section 36 T19N R20WIM; the S/2 SE/4 in Section 35 T19N R20WIM; and Lot 1 and 2 in Section 2 T18N R20 WIM 318 acres m/l

