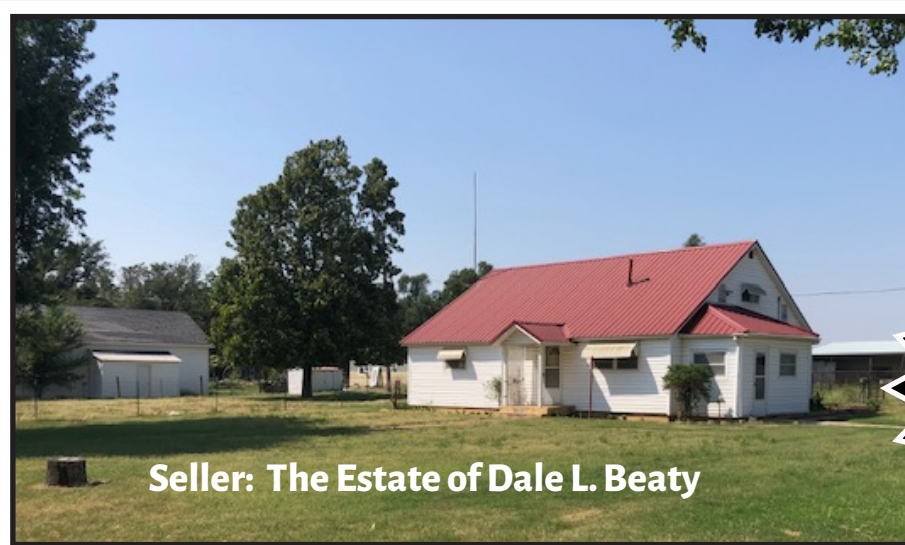


# Home, Vehicles & Personal Property

# AUCTION

**Saturday  
Oct 3rd  
10:00 a.m.**

**Auction Location: 1162 Hwy 60, Chester, OK**



**Seller: The Estate of Dale L. Beaty**



**OPEN HOUSE  
Thursday, Sept. 24th  
4-6 p.m. or  
By Appt. Ira Smith  
580-334-6001**

Legal Description: A tract beginning 563 feet East and 33 feet North of the Southwest Corner of the Southwest Quarter (SW/4) of Section Nine (9), Township Twenty (20) North, Range Sixteen (16), W.I.M., Major County, Oklahoma, thence 316 feet North; thence 344.5 feet East; thence 316 feet South; thence 344.5 feet West to the place of beginning AND a tract of land situated in the Southwest Quarter (SW/4) of Section Nine (9), Township Twenty (20) North, Range Sixteen (16), W.I.M., Major County, Oklahoma, beginning at a point 533 feet East of the Southwest Corner of Section 9, Township 20 North, Range 16, thence running 150 feet North, thence 30 feet East, thence 150 feet South, thence 30 feet West to the place of beginning, totaling 2.59 acres.

**Look at all this property has to offer!** A nice home, shop building, steel corrals, and a large steel machinery shed with lean to and loafing pens. There are 2.59 acres and it has been fenced with pipe frame fencing. The home is a 4 bedroom, 2 full bath home with several extras! On the ground level you will find an open style setting with a large living room that is open to the kitchen. The kitchen is of good size and includes solid wood cabinets, cook stove and dishwasher. The master bedroom is a generous size and master bathroom boasts lots of hardwood built-in storage space. The 2nd bedroom is on the ground level while the 3rd & 4th bedrooms are upstairs. The climate master geo-thermal heat & air unit, water softener, and hot water heater have all been updated in the last few years. The home has ground source heat & air conditioning and vinyl windows. The 38' x 24' metal garage/shop building, with an attached lean-to, is insulated and wired with a concrete floor and a water cooler. The livestock building is a 25' x 48' steel framed building on a concrete footing with 12' side walls and a 14' lean to. There's a large sliding door on the east side and 3 loafing pens on the south. The property has an excellent pipe fence around all the land except the home. There is a round/training pen on the east side. In addition to a storm cellar, this property also has it's own water well. Seller is conveying their mineral interest with the property, approx. 1.295± acres.

**Don't Miss Out on this Well Kept Property  
Loaded with Extras! To schedule a  
showing contact Ira Smith 580-334-6001**

**Real Estate Sells at 10 a.m.  
Followed by Vehicles  
then Personal Property**

## VEHICLES

- 2008 Nissan Titan 4x4 SE Crew Cab, 5.6L V8, w/LoRider Bed Cover, Good Cond., Showing 161,708 miles
- 2004 GMC Sierra 1500 LD Crew Cab w/ SLT package - 5.3L V8, 2WD, Spray in Bedliner, also has Bed Cover, in Very Good Condition, Showing 73,919 miles

## Lawn & Shop Equipment & Misc.

- Husquaverna Zero Turn Mower Rz3016
- Kenmore Chest Type Freezer •Metal Sheving
- Shovels •Rakes •Ladders •Tables •Saw Horses
- Jacks •Hand Tools •Air Compressor •Sprinklers
- Antique Wrenches •Fishing Poles & Reels •Lawn Chairs
- HiLift Jack •Fence Stretchers •Levels •Axe •Antiques
- Charcoal Grill •Pipe Cutters •Vacuum •#8 & #10 Cocks
- Battery Chargers •Solar Fence Charger •Grinder
- Air Tank •Fertilizer Spreader •Buckets •Shelving
- Cattle Working Tools •Wood Bench on Metal Frame



**Auction & Realty, Inc.  
580-254-3975**

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

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

*follow us:*





**SMITH & CO**  
Auction & Realty, Inc.  
1102 Oklahoma Ave.  
Woodward, OK 73801

PRSRT STD  
U.S. Postage  
Paid  
Mooreland, OK  
Permit No. 7

# Home, Vehicles & Personal Property AUCTION

Auction Location: 1162 Hwy 60, Chester, OK

Saturday, Oct 3rd • 10:00 a.m.

[www.smithcoauctions.com](http://www.smithcoauctions.com)

**3 Convenient Ways  
To Bid & Buy!**

**Bid in Person  
Bid by Phone  
Bid Online!**



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

#### 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 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.

**PERSONAL PROPERTY Terms:** All items sold in their present condition with no warranties expressed or implied. Final responsibility rests with the buyer to assess the condition of items. It is not possible to adequately describe in text or photos any items that may show use and wear. We recommend you personally inspect all items, or enlist a trusted professional to do so on your behalf. There will be no options for refunds of any type. All sales are final. Cash, check, and most major credit cards accepted. Sales tax is applicable unless a valid, current sales tax permit is presented prior to auction. Announcements made sale day supersede all prior advertising.

**ONLINE BIDDERS:** Buyers may bid via our website at [smithcoauctions.com](http://smithcoauctions.com). 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. **ON-LINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.**