

Home on
8.1± Acres

AUCTION

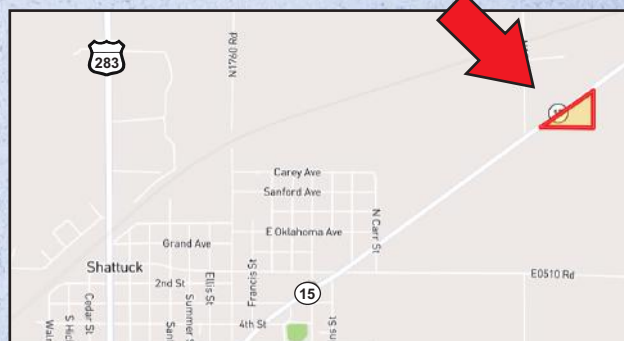
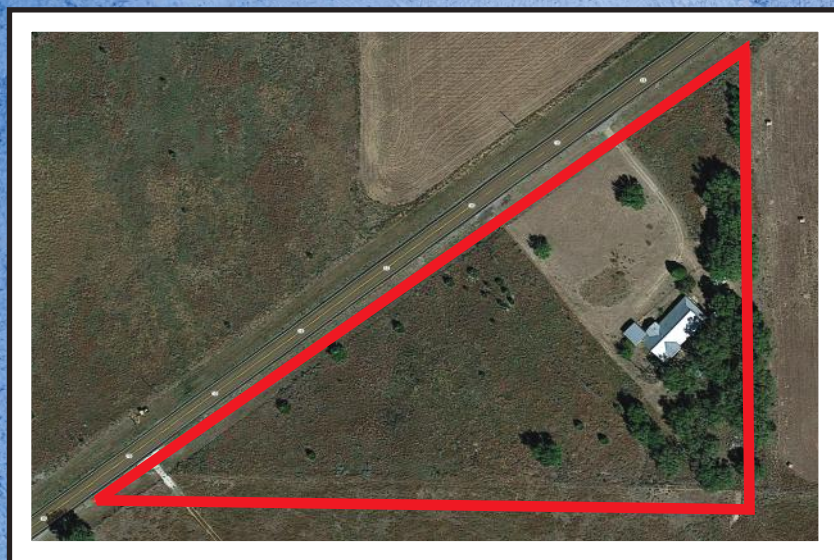
Wednesday, Dec. 30th · 10:00 a.m.

9737 STATE HIGHWAY 15, SHATTUCK, OK

Auction Will Be Held On Site

SELLER: Daniel Miller

Great Location!



Legal Description: Section 23 T21N R25 W1M, Ellis County, Oklahoma

This 4 bedroom, 2 bath home is a little over 3,000 sq. ft and sits on 8.1± acres. The location is perfectly situated close to town but far enough to enjoy the quiet, small acreage. Properties like this one don't come along every day! Don't miss out. For more details and pictures, visit our website at smithcoauctions.com OR to schedule a private showing, call Buck at 580-273-3202.



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580-254-3975

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

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LAND AUCTION

Wednesday, Dec. 30th · 10:00 a.m.

**Just Minutes
From Shattuck!**

Great Opportunity!

Home on 8.1± acres!

**Auction Location: 9737 State Highway 15
Shattuck, 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.

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!**

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