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320[±] Acres Dewey Co. Land AUCTION

Wednesday, March 24th • 10AM
Vici Community Center • 604 N. Main, Vici, OK



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Auction Locaton: Vici Community Center, 604 N. Main, 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!



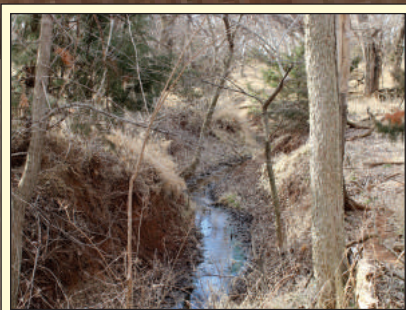
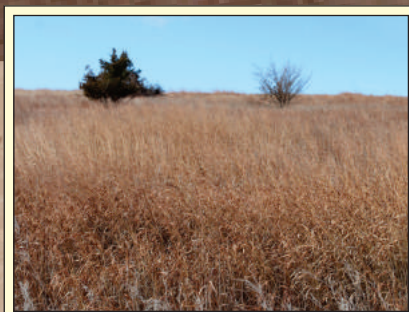
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Auctioneer - Ira Y. Smith, ATS, R.E. Broker

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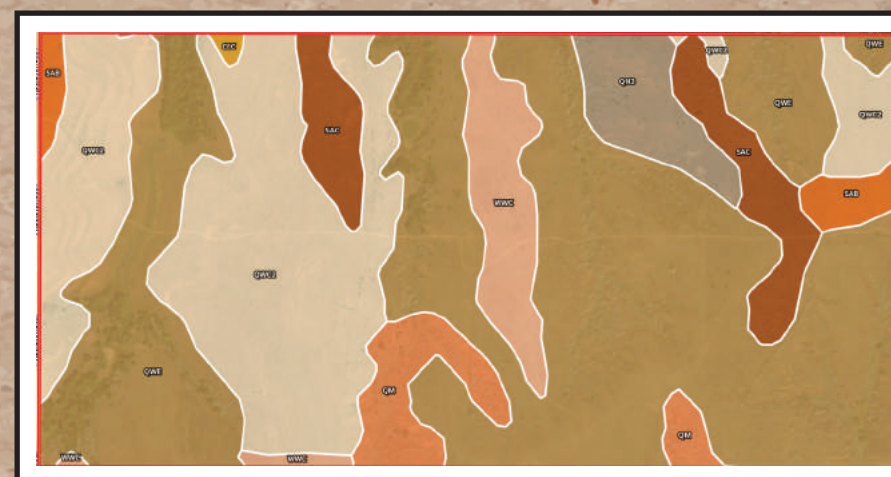
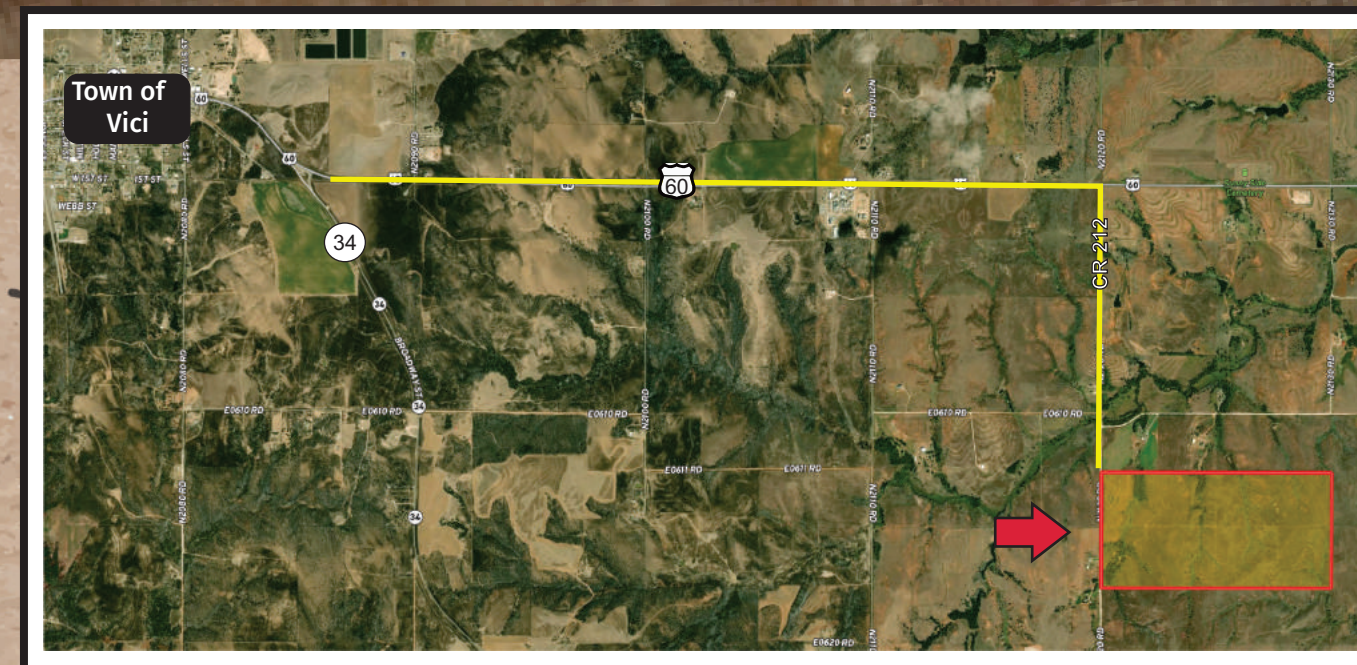
"Serving NW Oklahoma and Kansas with Integrity and Pride since 1982"



LAND LOCATION: Highway 34 & 60 east of Vici travel 3 miles east on Highway 60 and 1.25 miles south on CR 212 to the NW corner of the property.

LEGAL: N2SE, S2NE, S2NW, N2SW of Section 15, T19, R19 WIM, Dewey County, OK

The 2018 Rhea Fire resulted in many improvements on this 320± acres of Dewey County grassland including new fences on the south, west, and east boundaries, 1/2 mile of cross-fence, minimal live cedars, and bountiful grass. The west 1/4 has a live spring, small pond, two water wells, native and improved grass and good draws for wildlife cover. Separated by a new 5 wire cross-fence the east 1/4 has excellent grass, water well, and has a good bottom that could likely be developed into a pond. This is a highly productive 1/2 section with excellent fences, abundant water, and located 1/4 mile off the highway on a rocked road. The land has some excellent home sites, great hunting, and great grazing.



SOIL CODE	SOIL DESCRIPTION	ACRES
QwE	Quinlan-Woodward complex, 5 to 20 percent slopes	166.2
SaB	St. Paul silt loam, 1 to 3 percent slopes	6.5
QwC2	Quinlan-Woodward complex, 3 to 5 percent slopes, eroded	85.8
CeC	Carey silt loam, 3 to 5 percent slopes	0.7
SaC	St. Paul silt loam, 3 to 5 percent slopes	19.1
Qn3	Quinlan loam, 5 to 20 percent slopes, severely eroded	12.1
WwC	Woodward-Quinlan complex, 3 to 5 percent slopes	16.6
Qm	Quinlan loam, 8 to 20 percent slopes	13.7

**To view this property
contact Buck Hutchens,
Auction Manager
580-273-3202**

**Additional
photos &
videos at
smithcoauctions.com**