

Auction

Wednesday, April 21st • 10 a.m.

**Selling
Home on
52[±]
acres**

Located 8.8 miles south of Fargo on County Road 190 or 1/2 mile south of the Sharon/Shattuck Blacktop & County Road 190 intersection.



Seller: Janet Schickendanz



This 2012 Clayton home sits on 52[±] acres of land that is fenced and has county road frontage. The home is 3 bedroom, 2 bath, has a large kitchen with an island, and is in very good condition. There is a covered front porch and the privacy fenced back yard includes a storage building. There are livestock pens, a large covered chicken pen with inside coops, a barn, and a lean-to for equipment storage. There is also an in-ground storm shelter for stormy Oklahoma weather.

And, of course, the home has it's own water well and septic system. This is an EXCELLENT location and all the work is done! The home is set with lots of details in place like walkways, planted trees, fences, drive-ways, and more. Country living move-in ready AND good grass pasture! Don't miss the open house and see for yourself! If you have questions or would like to schedule a private showing, call Ira Smith at 580-334-6001.

Legal Description: A TRACT OF LAND SITUATED IN THE SE/4 OF SECTION 26, T21N, R23W.I.M., ELLIS COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SE/4, THENCE WEST (S89°34'59"W), ALONG THE SOUTH BOUNDARY OF SAID SE/4, A DISTANCE OF 1568.72 FEET; THENCE NORTH (N00°14'31"W) A DISTANCE OF 909.06 FEET; THENCE EAST (N89°58'58"E) A DISTANCE OF 248.72 FEET; THENCE NORTH (N00°14'31"W) A DISTANCE OF 629.53 FEET; THENCE EAST (N88°03'33"E) A DISTANCE OF 1320.59 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SE/4; THENCE SOUTH (S00°14'31"E), ALONG SAID EAST BOUNDARY, A DISTANCE OF 1571.81 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 52.28 ACRES.



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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.

3 Convenient Ways To Bid!

Bid in Person
Bid by Phone
Bid Online!



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