

SMITH & CO
 Auction & Realty, Inc.
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580-254-3975
 Licensed in Oklahoma and Kansas

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Garfield County

Land Auction

AUCTION LOCATION:
 Chisholm Trail Expo Center
 111 W. Purdue Ave., Enid OK

Wednesday, June 9th • 10 a.m.

**Productive
 Farmland in a
 Great Location!**

Land Auction

Wednesday, June 9TH

547± Acres
 of Productive Farmland
 in 12 Tracts



Selling 547± Acres of Garfield Co. Farmland in 12 Tracts!



Sellers: Darrell Miller & Devry Miller

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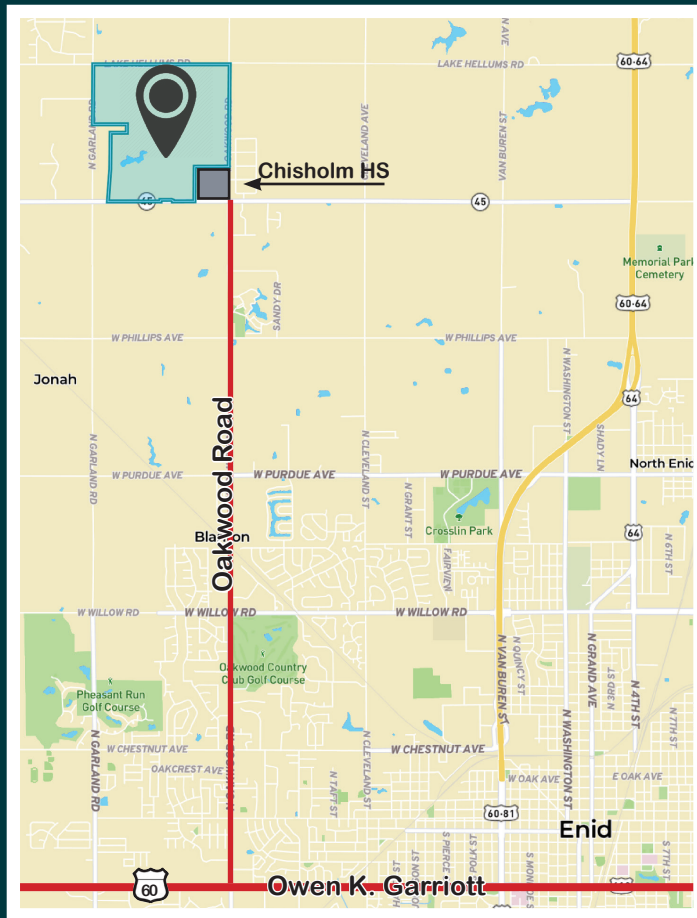
Auctioneer - Ira Y. Smith, ATS, R.E. Broker



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

Land Location:

From the intersection of W. Owen K. Garriott (Hwy 60) and Oakwood Road, go north on Oakwood for 5.3 miles to the SE corner of the land. State Hwy 45 is on the south side of the land and Lake Hellums Road is on the north.



These Contiguous Tracts of Productive Farmland are in a Great Location!

This property lies on the west and north sides of the Chisholm High School but is NOT within the city limits and could be used for cultivated crops, pasture, or range. Enjoy all the benefits of owning farmland without the burden of being a long distance from town!

The land will be offered in tracts of 39± acres, 40± acres, 79.43± acres, 51± acres, then all together. Prospective purchasers will be given the opportunity to buy one tract, combination tracts (of their choice), or all 550± acres. The seller will provide a survey to the buyer(s) on the tract(s) purchased.

For a soil map, topography map, and to see an aerial video of this land, please visit our website at smithcoauctions.com OR to see it for yourself, call Ira Smith at 580-334-6001 and schedule a showing!



Legal Description:
550± acres in Section 15 T23N R7 W1M, Garfield County Oklahoma

Using the Multi-Parcel Auction Method, each tract of land will first be offered individually and then as a whole or in any desired combination. The offering will continue until all bids have been exhausted and the auctioneer makes his final call. If you have questions regarding how a multi-par auction is conducted, please call Ira at 580-334-6001.

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. Sellers are reserving all oil, gas, and other mineral rights.