

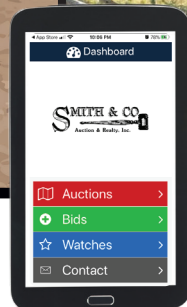
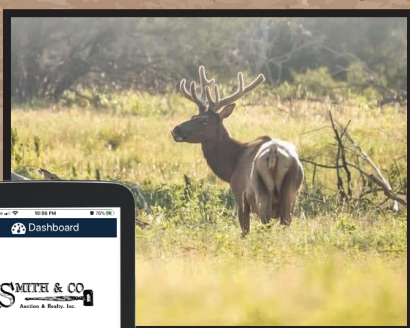
SMITH & CO
Auction & Realty, Inc.
1102 Oklahoma Ave.
Woodward, OK 73801
580-254-3975
Licensed in Oklahoma and Kansas

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

Dewey County Land & Home **AUCTION**

Selling
320 [±] ac
of Prime Hunting
& Farm Land!

Wednesday, Sept. 15th 10:00 a.m.
72676 N. 2092 Rd., Camargo, OK



Can't Be There? Bid Online!
Download our Free App OR Bid at www.smithcoauctions.com

Dewey County Land & Home Auction

Wednesday, Sept. 15th • 10:00 a.m.

**SELLING 320± ACRES OF PRIME
HUNTING & FARM LAND!**

Auction Will Be Held On-Site: 72676 N. 2092 Rd., Camargo, OK

Seller: Tony & Sabine Kays

» Cattle Grazing
» Ample Water
» Quail, Turkey, Deer
and...ELK!

SMITH & CO
Auction & Realty, Inc.
580-254-3975



Licensed in
Oklahoma and Kansas

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



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



72676 N. 2092 Road, Camargo, OK

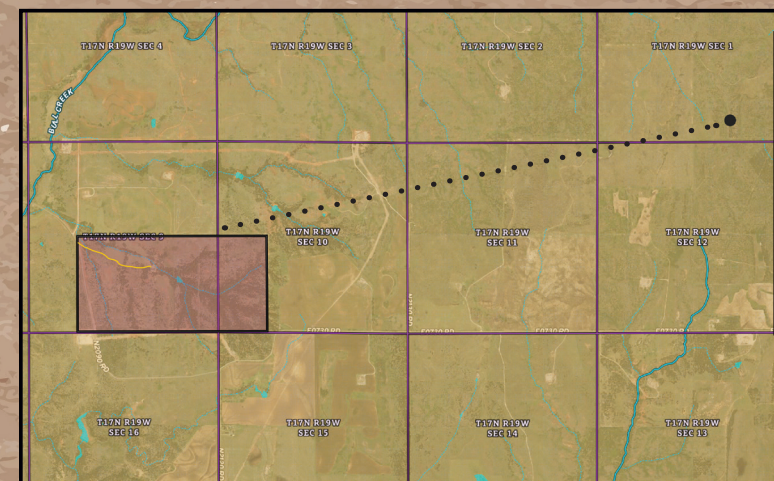
From Hwy 34 & E690 Rd on South Edge of Camargo, travel east on 690 Rd for 0.08 miles, turn right on 2090 Road and continue for 5.6 miles to ranch entrance. Road is asphalt paved all the way.

The Home - 1,850± sq. ft.

Legal Description: SE4 & E2 SW4 Sec.9 & W2 SW4 Sec.10 all in T17 N, R19, W.I.M., Dewey County, OK



1,850 sq ft of living area with 3 bedrooms, 1 full bath, 1 half bath, 2 living areas, and a one car garage. This home is well cared for and ready to move in. The home has central heat/air, gas logs fireplace, new roof, and new septic. Keep cool in the large above ground pool complete with wood deck, outdoor bar, and TV. Double carport and outbuildings. The home is centrally located on the ranch and has a good driveway.



This record setting elk was harvested just a few miles from the property we will be selling.

For more information, pictures, and video, visit our website at smithcoauctions.com!

YOU DON'T FIND THEM LIKE THIS EVERYDAY!

This is a once in a lifetime opportunity to purchase a portion of one of Dewey Counties oldest ranches. 320± acres of prime hunting including ELK, Whitetail, Turkey and Quail. That's right...ELK are routinely seen on this property and occasionally even come into the backyard! Water isn't an issue on this property having one windmill, one submersible pump, and a creek that runs constant most of the time. The ranch received new perimeter and cross fences in 2018 after the Rhea Fire. Work your cattle with ease in the corrals complete with a tub, alley, and squeeze chute. The fire increased the grazing capacity and the water flow. There are some excellent bottoms, good cover, and secluded from county roads. You won't be disappointed with this place.

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.

OPEN HOUSE: Aug 18th, 25th, & Sept. 1 • 5-7 p.m.

OR Private Appointment Contact Buck Hutchens, Auction Manager 580-273-3202 or Smith & Co. 580-254-3975 or via email Buck@smithcoauctions.com

