

MAJOR COUNTY

160±
Acres

Land Auction

Friday, Aug. 27th • 10 a.m.

Auction Location: OSU Extension Building, 500 E. Broadway, Fairview, OK

Seller: TLW Land and Cattle

Land Location: From Fairview travel 2 miles east on Hwy 58 & then ½ mile north on County Road 256.

**Selling 114± acres of Cropland
w/ the Balance Largely in Bermuda!**

Recently sprayed to kill the weeds, this land will be ready for its next crop! The grass is fenced off from the cropland and has city water available on the north end. County road access is on the west and north sides. The land has exterior fencing on the north and east sides. There is a water ponding area on the far east side that has lots of trees and provides very good wildlife habitat. There are several good home sites on the land within minutes of Fairview. This farm will be a good addition to several farms in the area. We will have a title insurance policy on the land sale day so if a buyer wants to close quickly, that option will be open. Additionally the seller will be open to early planting of the wheat crop prior to closing.

Legal Description: The NW/4 of Section 24 T21N R12 W1M

SOIL CODE	SOIL DESCRIPTION	ACRES
GrC	Grant silt loam, 3 to 5 percent slopes	4.9
GrB	Grant silt loam, 1 to 3 percent slopes	21.5
Mr	Miller clay, 0 to 1 percent slopes, occasionally flooded	13.0
Ra	Reinach very fine sandy loam, 0 to 1 percent slopes, rarely flooded	2.3
Mc	McLain silty clay loam, 0 to 1 percent slopes, rarely flooded	1.1
Pr	Port silt loam, 0 to 1 percent slopes, occasionally flooded	116.7
TOTALS		159.5

For more information or to schedule a showing contact Ira Smith at 580-334-6001



Licensed in
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580-254-3975

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

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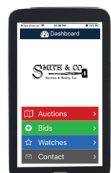
REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed 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!

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