

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

Estate
AUCTION

**Home on
 80± acres**

Wednesday, Sept. 29 • 10 a.m.
171068 E. CR 49, Shattuck, OK

(Personal Property Sells On-Line Only - see info inside brochure)



Estate
AUCTION

**Home on
 80± acres**

Wednesday, Sept. 29 • 10 a.m.
171068 E. CR 49, Shattuck, OK

(Personal Property Sells On-Line Only - see info inside brochure)

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 supersede 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 for some tracts. **PERSONAL PROPERTY TERMS:** Buyers attending this auction will be required to provide a valid photo ID. By registering, bidder agrees to all terms and conditions as set forth by Smith & Company Auction & Realty, Inc. All items will be sold in their present condition with no warranties expressed or implied. Final responsibility rests with the buyer to assess the condition of items. It is not possible to adequately describe in text or photos any items that may show use and wear. We recommend you personally inspect all items, or enlist a trusted professional to do so on your behalf. There will be no options for refunds of any type. All sales are final. Cash, check, and most major credit cards accepted. Sales tax is applicable unless a valid, current sales tax permit is presented prior to auction. Announcements made sale day supersede all prior advertising. Online Bidders may bid via our website at smithcoauctions.com. 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. A 3% Buyer's Premium will be charged to the On-line Buyer's high bid. **ON-LINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.**



SMITH & CO
 Auction & Realty, Inc.

580-254-3975

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

follow us:



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

Wednesday, Aug. 29th - Home on 80± acres

This will be a Simulcast Auction with Both Live & On-Line Bidding

OPEN HOUSE

Thursday Sept. 9 & 16 4 - 6 p.m.



Legal Description: W2 SW4 of Section 11 T21N R26 WIM, Ellis County, OK

The epitome of peace and quiet, this property has a LOT to offer! The home sits close to a creek and provides a very desirable, peaceful sitting. The 2007 Solitaire is a 3 bedroom, 2 bath with a large covered patio and a lean-to that is the full length of the home which allows room for 2-3 vehicles and covered access to the home. There is 1,568± sq. ft. of living space and the home is in good condition. In addition, there is a steel constructed shop building with sliding door access on the east and south. The west end of the building is wood construction and the rest is steel. This is a very nice shop building with overhead doors and an office/work area. In the backyard, there is a large storm basement with a covered entrance and an enclosed pool room 30'x40' that includes a bathroom. On the west side of the home, across the drive, is a building that serves the well house and general storage. This home site is secluded and cannot be seen from the very well kept blacktop, county road 49. The privacy is like a little oasis setting. The creek runs on the west side of the property and provides several beautiful trees. The majority of the road coming into the property is hard surfaced and there is an electric meter and runners for a mobile home setting south of the main home site. The land is native grass with a rolling type terrain NE of the homesite is a big bottom with improved and mature grass this area could easily be a farm ground for cattle or wildlife. There is a water well at the home with several freeze hydrants around the home providing livestock water.



majority of the road coming into the property is hard surfaced and there is an electric meter and runners for a mobile home setting south of the main home site. The land is native grass with a rolling type terrain NE of the homesite is a big bottom with improved and mature grass this area could easily be a farm ground for cattle or wildlife. There is a water well at the home with several freeze hydrants around the home providing livestock water.

Be sure to come to the open house event or call Ira Smith at 580-334-6001 to schedule a private tour.

On-Line Only Personal Property

WWW.SMITHCOAUCTIONS.COM

Over 200 Lots Being Sold - This is a Partial List Only!



PREVIEW

Thursday, Sept. 9th 4-6 p.m.
Thursday, Sept. 16th 4-6 p.m.

BIDS CLOSE: Thursday, Sept 30th 12 Noon

LOAD OUT: Friday, Oct. 1st, 9 a.m. - 5 p.m.

FURNITURE

- Patio Table & Chairs
- Bench Swing
- End Table
- Love Seat
- Leather Recliner
- RCA TV & Stand
- Coffee Table
- Electric Lift Chair
- Queen Size Bed
- Chest of Drawers
- Wood Gun Cabinet
- File Cabinet

IMPLEMENTS

- 3pt Angle Blade
- Brush Guard
- 4 Bottom Mboard
- 2 Row Planter

TRAILERS

- Puma Travel Trailer
- 16' Car Hauler
- 12' Utility Trailer
- Pick-up Bed Trailer
- Single Axle Stock Trailer

PICK-UPS

- 2003 F-350 Super Duty
- 1986 Ford F7000

LIVESTOCK EQUIP/SUPPLIES

- 2 Feed Troughs
- Round Bale Feeders
- Backhoe Attachment
- Vet Supplies & Taggers
- Steel Hay Feeder
- Hay Rack
- Calf Feeder

LAWN MOWERS

- Hustler Raptor 52"
- John Deere 317 Mower
- Snapper Push Mower

TOOLS & EQUIPMENT

- Coats Tire Changer
- Iron Horse Air Compressor
- Arc Welders
- Craftsman Dble Stack ToolBox
- Tool Boxes
- Wrenches
- Sockets
- Screw Drivers
- Jack Stands
- Toro Porta-Heat Heater
- Flow-Pro Fan
- Hi Quality 30 ton Press
- Black Hawke Drill Press
- Craftsman Shop Vac
- 2 Ton Floor Jack
- Battery Charger
- Air Tank
- Boomers
- Oxygen & Acetylene Bottles
- Conduit benders
- Dewalt Chop Saw
- Pipe Wrenches
- Sledge Hammers
- Bench Grinder
- Transmission Jack
- T-Post Puller
- Battery Dolly
- Circular Saw
- Misc. Oil
- Fuel Cans
- Jig Saw
- Grinder
- Air Nailer
- Chain Saws
- Pry Bars
- Chain Hoist
- Grease Guns
- Skilsaws
- Reciprisaw
- Air Tools
- Table Saw

TRACTOR

- Ford 1720 w/ Front End Loader

MISCELLANEOUS

- Dog Crate
- Char Broil Gas Grill
- Cast Iron Skillet
- Weed Eaters
- Horse Tack
- Fence Charger
- Meat Slicer
- Wood Stove
- Mini Fridge
- Trunk w/Sports Cards
- Tires & Rims
- Wagon Wheels
- Milk Cans
- Washer & Dryer
- Standing Freezer
- Western Pictures
- Candle Holders
- Decanters
- Saddle Blankets
- Horse Blanket
- Rods & Reels
- Golf Clubs
- Mirror
- Desk
- Hat Rack
- Oil Lamps
- Glassware
- Wall Clocks
- Binoculars
- Wheel Barrow
- Tacklebox
- Bicycles
- Lamps
- Lockers
- Tea Pots
- Gazebo
- Rugs
- Buckles
- Lighters
- Saddles