

Land Auction

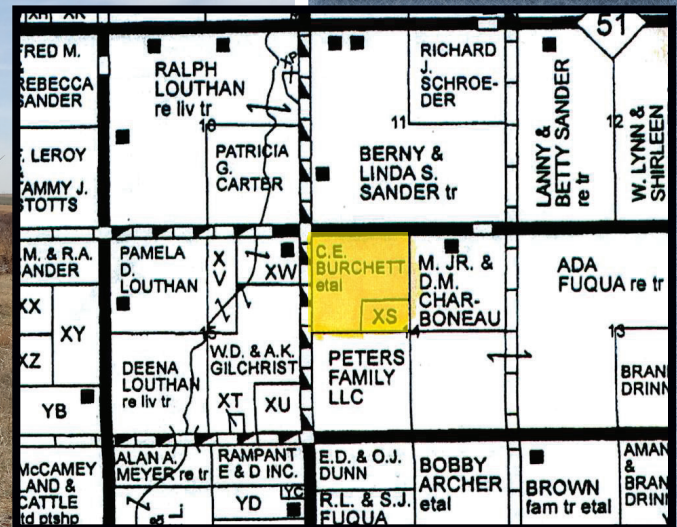
Friday, May 6th 10 a.m.

SELLING 100± acres West of Seiling, OK with Wind Energy Income

Location: From Seiling OK go west on Hwy 60 for 1.5 miles to Hwy 183; then south on Hwy 183 for 1 mile to CR 61; then west on County Road 61 for 2 miles.



Seller: Burchett Heirs



100± acres of good land with some cropland and the balance in native grass. A creek bed is on the west side of the property and a beautiful overlook draw to the west that would make an impressive place to build a home. There is an older home with electricity and a water well and blacktop county road frontage. The wind revenue will sell with the farm and is currently paying approx. \$5000/per year with only 5 years in production. Please call or text Ira for more information (580) 334-6001 or email ira@smithcoauctions.com

Legal Description: 100± acres in the W/2 NW, W/2NE NW of Sec 14 T19N R17 WIM

SMITH & CO
Auction & Realty, Inc.

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.

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