

Home Auction

2 Properties
Located Side-By-Side
Offered Individually
& Collectively

Wednesday, May 25th • 10 a.m.

52643 S. County Road 218, NE of Mutual, OK

TRACT 1

A Beautiful Setting with Big Trees Surrounding Home

This 3 bedroom older home with approx. 1,560 sq. ft. of living space is a peaceful oasis from the hustle and bustle. There's also a guest house, a detached two car garage, and a nice size 40' x 80' quonset building with concrete floor. This home shares a water well with neighboring Tract 2.

Legal Description: A 1.83 acre tract of land in Section 33 T21N R18W, described as SE/4 Beg 690' S of NE/c SE; W 80'; S 210'; E 380'; N210' to POB



Seller: Beverly Ann Conwell Testamentary Trust

***These Properties, in a very quiet area of a farming community,
Sit just one mile off of Hwy 270 with good access to
Mutual, Sharon, Woodward, and Seiling.***



Seller: Savenia Lynn Cook

TRACT 2

A Peaceful Place to Call Home

This 1,900± sq. ft home is full brick with 3 bedrooms, 2 full baths, and an attached 2 car garage. The large living room with brick fireplace provides a cozy environment. The kitchen includes a breakfast bar and large dining area. This home shares a water well with neighboring Tract 1.

Legal Description: A 1.83 acre tract of land in Section 33 T21N R18W, described as SE/4 Beg 480' S of NE/c SE; W 380'; S 210'; E 380'; N210' to POB

To see these properties please call or text Ira Smith at 580-334-6001 or email ira@smithcorealestate.com

SMITH & CO
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580-254-3975

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



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



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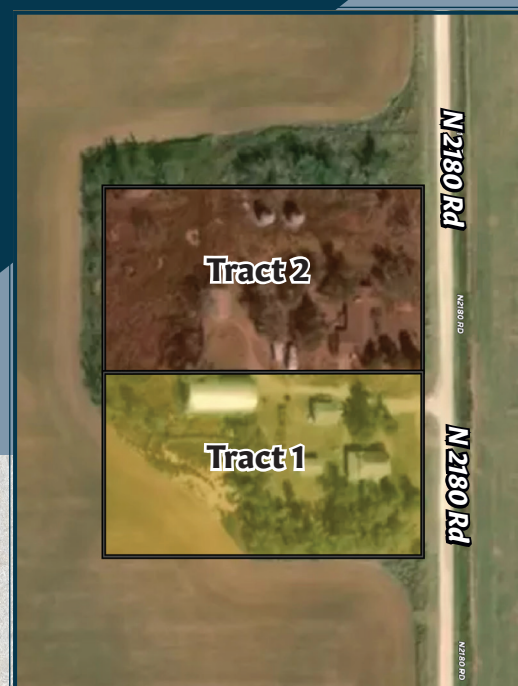
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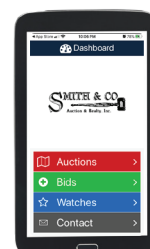
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REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling 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
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For more information call
 our office at **580-254-3975!**

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