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Farm & Home AUCTION

Selling
**1,262±
 Acres**
 in 4 Tracts

Sat., May 21st • 10 a.m.

52176 S. County Road 217, Mutual, OK

Personal Property Sells Immediately Following the Real Estate

Sellers: The Harold B. and Sonya Griffith Revocable Trust



» **Home on
 80± Acres,
 Buildings,
 Irrigation
 Wells**

» **1200± Acres
 Grassland
 with River**

»

» **Excellent
 Wildlife
 Habitat**

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Visit www.smithcoauctions.com for More Pictures!

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.



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



“Serving NW Oklahoma and Kansas with Integrity and Pride since 1982”



TRACT 1 - 80± Acres, Home, Improvements

Located at 52176 S. County Road 217, Mutual OK or from County Road 216 & Hwy 270 travel 1/2 mile north then one mile east on County Road 52 and south into.

Legally Described as 80± acres in the W/2 NW/4 of Section 33 T2N R18 WIM

This very nice farm is a total of 80± acres that is fenced and cross fenced with 60± acres in cropland and the balance in grass. The tract includes an older farm house with approx. 1,950 sq. ft. of living space and several updates. The home is a 4 bedroom (one is a loft bedroom), 2 bath home with central heat & air. It also has a storm basement and a large family room with atrium style doors looking south across the yard and irrigated farm.

This farm has an impressive irrigation well that, when drilled in 1974, pumped an estimated 2,000 gallons per minute. The well currently runs the 7 tower circle irrigation system* on the land and supplies water through an underground pipe to the land across the road. Several other improvements include a 40 x 78 steel framed shop building with 14' side walls and 1/2 concrete floor, an overhead door, and one side door on the east. The building is wired. Additionally, the property includes a hay barn, loafing shed, steel corals, cattle processing barn, and several livestock pens.

**Irrigation system pump, pipe, & motor belong to the current tenant and will not sell with the real estate.*

TRACT 2 - 4± Acres

Located in Section 32 T21N R18 WIM

Legally Described as 4± acre beg. 591.57' S. of NE/c Sec. 32, then W 498.42'; S 873.96'; E 498.42'; N 873.96' to POB, less a 6 acre tract.

This 4.0 acre tract is immediately west across the road from the home in Tract 1. The land would be an excellent home building site with fences and trees.



PERSONAL PROPERTY

Personal Property sells immediately following the real estate.

New Holland TD95 Tractor w/ 820 TL Loader, shows 995 hours • 80 Polaris Ranger, in good condition • Push Mower • Hustler Fastrak Zero Turn Mower w/ 17hp Kohler Engine • Hustler Raptor Zero Turn Mower w/ Kawasaki Engine • Honda 4-Wheeler Sportrax 25 EX • Gas Powered Air Compressor • Power Washer • Napa 225 amp Charger/Booster • Tools • Antiques • Grinder on Stand • Socket Sets • Wrenches • Craftsman Rototiller • Vise on a Stand • Chairs • Treadmill • Cream Cans • Welder • Computer Desk • Coffee Table • TV Table • Love Seat • Sewing Machine Table • Room Heater • Queen Bed Frame • Dresser • Full Size Bed Frame • End Table • Hide-A-Bed Couch • Barbed Wire • Electric Fence Posts • Approx. 200 Steel Fence Posts • Wood Fence Posts • Several Round Bale Feeders • Several Feed Bunks • 2 Overhead Feed Bins, elevated for Cake Box Loading • WW Calf Cradle • Circle D Stock Trailer • 2000 Chevy 3/4 Ton Pickup w/ Cake Box & Arm Bed • Stihl Chainsaw • 1952 IH Pickup w/ Title • 12' Utility Trailer w/ Drop Down Tailgate • Skil Saw • Misc. JD Parts • Aluminum Ladders • Kenmore Gas Grill •



TRACT 3 - 1,125± Acres • A Beautiful Ranch

»Located at County Road 54 and County Road 223 NW of Chester, OK
»Auction Location will be at the Home Place 52176 S. County Road 217, Mutual OK

»Legally Described as 240± acres in the S/2 NW and SW/4 of Section 32 T21N R17 WIM and 160± acres in the SE/4 of Section 32 T21N R17 WIM, Lots 1-6-7 & E 106.36' off E side; 118± acres in Lots 2 and 5 in Section 6 T20N R17 WIM; 534.38 acres in W/2 and SE/4, SW/4 NE/4 less Lot 6 in Section 5 T20N R17 WIM; 145.20 acres in N/2 NE/4, SE/NE 4 for a total of 1,142.58 deeded acres.

WATER • HUNTING • LIVESTOCK GRAZING • GRASS BOTTOMS • BLACK TOP ACCESS

This ranch has beautiful grass bottoms with a surface water pond and several acres of sub irrigated land. The ranch is fenced and cross fenced with several water wells. The South Canadian River touches the south and southwest sides creating a great situation - the land receives all the benefits of having the river yet it doesn't segregate the property!

The north end supports a rolling sandhill type terrain with good native grass and lots of trees providing good livestock grazing and excellent hunting of deer, turkey, and wild hogs.

Black top county road on the south end and county road access on the east side provides easy access to the ranch. Don't miss an opportunity on an absolute beautiful ranch. Contact Ira Smith at 580-334-6001 or ira@smithcorealestate.com to see this property!

TRACT 4 - 53± Acres

»Located in Section 5 T20N R17 WIM

»Legally Described as a tract of land in the NE/4 on the east side of CR 223

A 53± acre tract immediately east across the road from Tract 3. This land is fenced, has a water well, and offers great hunting and cattle grazing.

Pictures available at www.farmsandranchesforsale.com

