

Estate Auction

Wed, August 17th
10 a.m.

Home
on 2.5 Acres
Arnett, OK



Seller: The Estate of Johnny Stepp

A two bedroom frame home with a bonus room, large living room and two bathrooms. Just a few miles from Arnett & only 0.7 miles off the highway. The home sits on 2.5 acres and is cross fenced for livestock. The owner was in the process of remodeling and from pictures you can see hardwood floors in the living room. The property has a water well and plenty of room for a shop or place to keep a tractor, etc.

18022 E. County Road 58, Arnett, OK

From Arnett: Go north on Hwy 46 for 3.1 miles then 7/10 mile west on County Road 58
Legally described as the SE/4, SE/4, SW/4, SW/4 of Sec 29 T20N R24WIM Ellis County, OK



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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