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Auctioneer
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Roger Mills Co. Land AUCTION

Wednesday, March 8th, 2023 @ 10 a.m.

**Auction Location: Leedey Community Center,
520 N. Main Street, Leedey, OK**

REAL ESTATE Terms: Auction Terms & Conditions 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. Buyer will be required to sign contract and place 10% of the purchase price in escrow on sale day, with 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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- Bid in Person
- Bid by Phone
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For more information call our office at **580-254-3975**



580-254-3975

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@ 10:00 a.m.**

Land Location:

From HWY 47 & HWY 34 Jct South of Leedey travel west on HWY 47 10.4 miles, turn right on N1940 RD and travel 2.8 miles to E0800 RD turn right then .5 miles east to NW corner of property OR From HWY 47 & HWY 283 Jct South of Roll travel east on HWY 47 for 14.1 miles, turn North on N1940 RD and travel 2.8 miles to E0800 RD turn right then .5 miles to NW corner of property.

**HUNTING,
LIVESTOCK
OR FARMING!**



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Legal Description: The NE/4 Section 22, Township 16 North, Range 22, W.I.M. Roger Mills County, Oklahoma.

Selling 160 acres of Roger Mills County Land. Excellent hunting, livestock grazing, and farming. This farm has good perimeter fences and a water well. Electricity is located on the north side of the property.



To see the property, call or text **Buck Hutchens at 580-273-3202** or email **buck@smithcoauctions.com**

Seller: Richard Broadbent

Auctioneer

Ira Y. Smith, ATS, RE Broker



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