

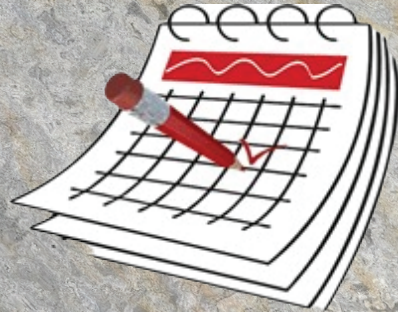


Exceptional Major Co. Land

Selling
237± acres
in 2 Tracts

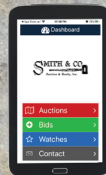
AUCTION

Thursday, June 22 • 10 a.m.
Major Co. OSU Exhibit Hall
808 E. Highland, Fairview OK



580-254-3975

3 Convenient Ways
To Bid!
Bid in Person
Bid by Phone
Bid Online!



For more information call
our office at 580-254-3975!

Exceptional Major Co. Land

AUCTION

Thurs., June 22 • 10 a.m.



Selling
237± acres
in 2 Tracts

To see this property or schedule a showing, please call
Buck Hutchens 580-273-3202 or via email: buck@smithcoauctions.com

Exceptional Major County Land

AUCTION

Thursday, June 22 • 10 a.m.
Major Co. OSU Exhibit Hall, 808 E. Highland, Fairview OK



Selling
237± acres
in 2 Tracts



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



"Serving NW Oklahoma with Integrity and Pride since 1982"

Thursday, June 22 • 10 a.m.

TRACT 1 - 80± Acres

W2SE4 Section 29, Township 22 North, Range 12, W.I.M. Major County, Oklahoma

Tract 1 is an excellent 80 acre farm with Cottonwood Creek running through the SE corner of the property. This farm is fenced on the north side only. The farm has good access and is just off of Hwy 412 & Hwy 60. Directions **From Orienta** go west on Hwy 412 to CR 253 (rock) then 1 mile south to CR 46 then 1/4 mile east to SW corner of property. **From Fairview** travel north to CR 46 (Saron Mennonite Church) then 1.3 miles west to SE corner of property.



TRACT 2 - 157.47± Acres

NW4 Less Road Deed & .13 Acres Former RR R/2 Section 22, Township 20 North, Range 12, W.I.M. ALL IN Major County, Oklahoma

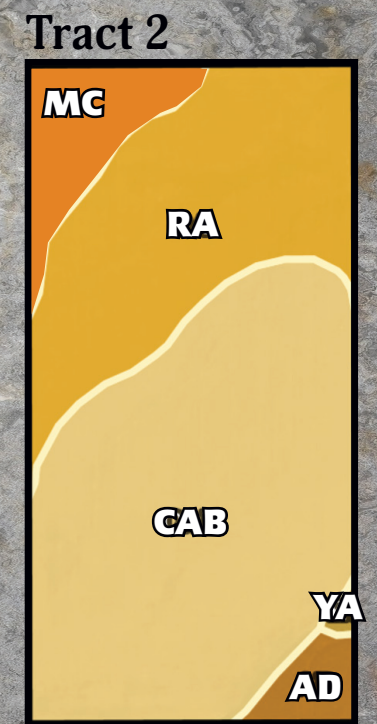
Tract 2 is an excellent 157.47± acre farm with both Highway 58 & County Road 56 frontage. This farm has a rural water tap and fence on the east boundary only. There are ### acres of cultivated ground according to the Farm Service Agency. Directions **From Hwy 60 & 58 Interrection in Fairview** travel South 4 miles on Hwy 50 to CR 56 to NW corner of property.



For more pictures and info visit smithcoauctions.com

Soil Maps

Soil Code	Description
Ad	Yahola and Port Soils
CaB	Canadian Fine Sandy Loam
Mc	McLain Silty Clay Loam
Ra	Reinach Very Fine Sandy Loam
TcB	Tillman Clay Loam
Ya	Yahola Fine Sandy Loam



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.