

Land & Mineral Rights AUCTION

Selling
160± Surface Acres and
40± Mineral Acres
in 2 Tracts

Wed., Jan. 24th • 10 a.m.

Vici Community Center, 604 N. Main St., Vici OK

Directions to Land: From Hwy 34 & Hwy 60 Intersection in Vici 3.5 miles East on Hwy 60 then 2 miles south on CR 211 (paved) to NE corner of property.



» **Water Well**

» **New Fences in 2018**

» **1/2 mile of Paved Frontage**

» **Vici School District**

» **Excellent Hunting**

» **Native Grasses**

Ranchers, recreational, hunters, and home site buyers take a good look at this diversified property. Located only 5 miles from Vici, OK this property boasts some beautiful views and an excellent place to construct your next home. The property is easily accessed from HWY 60 via 2 miles of blacktop road or HWY 34 via 1 mile of rock road. The property has 1/2 mile of blacktop frontage, a water-well, electricity is readily available, and approximately 1.5 miles of new fence was built following the 2018 Rhea Fire. Lying in a L shape with the back 80 being completely secluded from the roadway offers excellent hunting potential. The property is primarily native grass with some large draws and deep ravines. The Wingo family has owned this property since 1906 raising cattle and harvesting some great wildlife including deer, turkey, and quail. There is a lochem surface lease for Brine. 2023 income has been approx. \$7,500 for the 160± acres.

Don't miss your opportunity to purchase this unique Dewey County property. For more information contact Buck Hutchens; Auction Manager 580-273-3202, Ira Smith 580-334-6001, or Smith & Company Auction and Realty, Inc at 580-254-3975.

Sellers: The Wingo Family (John & Ladonna Foley TR, Carolyn Kay & Jackie D Brimer, Neil Edwin Wingo & Earlene Marie Weber, Earlene Marie & Gregory Martin Weber Trust, Lora Renee Wingo)

follow us:



580-254-3975
Auctioneer - Ira Y. Smith, ATS, R.E. Broker

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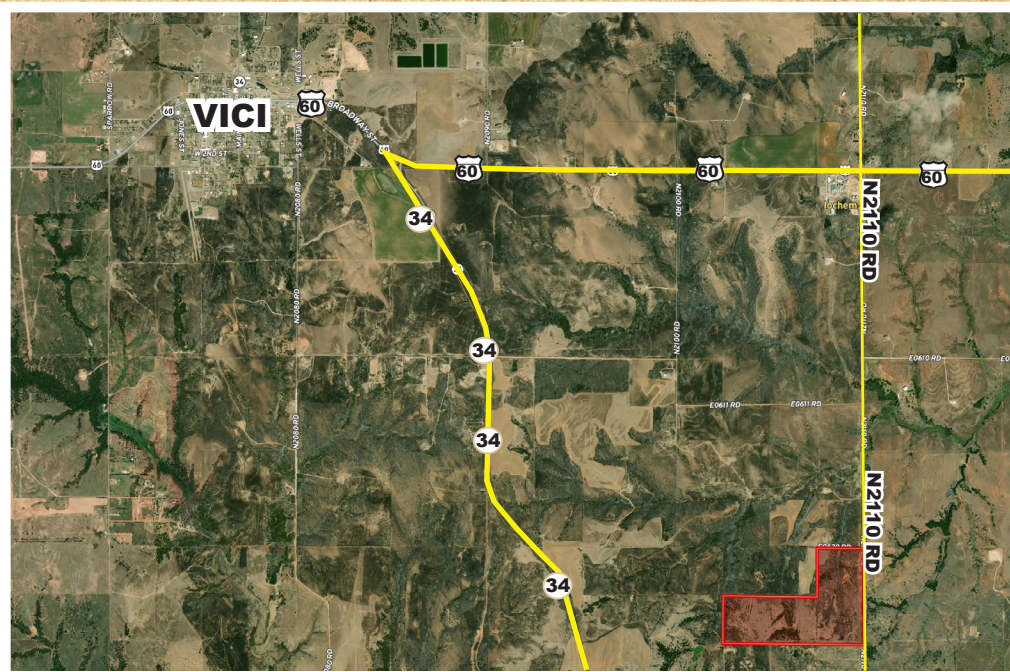
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Visit www.smithcoauctions.com for More Pictures!



TRACT 1:
LAND LEGAL DESCRIPTION
E1/2NE1/4, SW1/4NE1/4, SE/4NW1/4
Section 20 T19 R19 W.I.M.,
Dewey County Oklahoma 160 acres

TRACT 2:
MINERAL LEGAL DESCRIPTION
Undivided 40 acres in
E/2NE, SW4NE, SENW,
Section 20, T19, R19, W.I.M.,
Dewey County, Oklahoma

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.