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Land Auction

Wednesday, June 26th 10 a.m.

Live Auction with Live Internet Bidding

Selling
480[±] Acres
 Offered in 2 Tracts

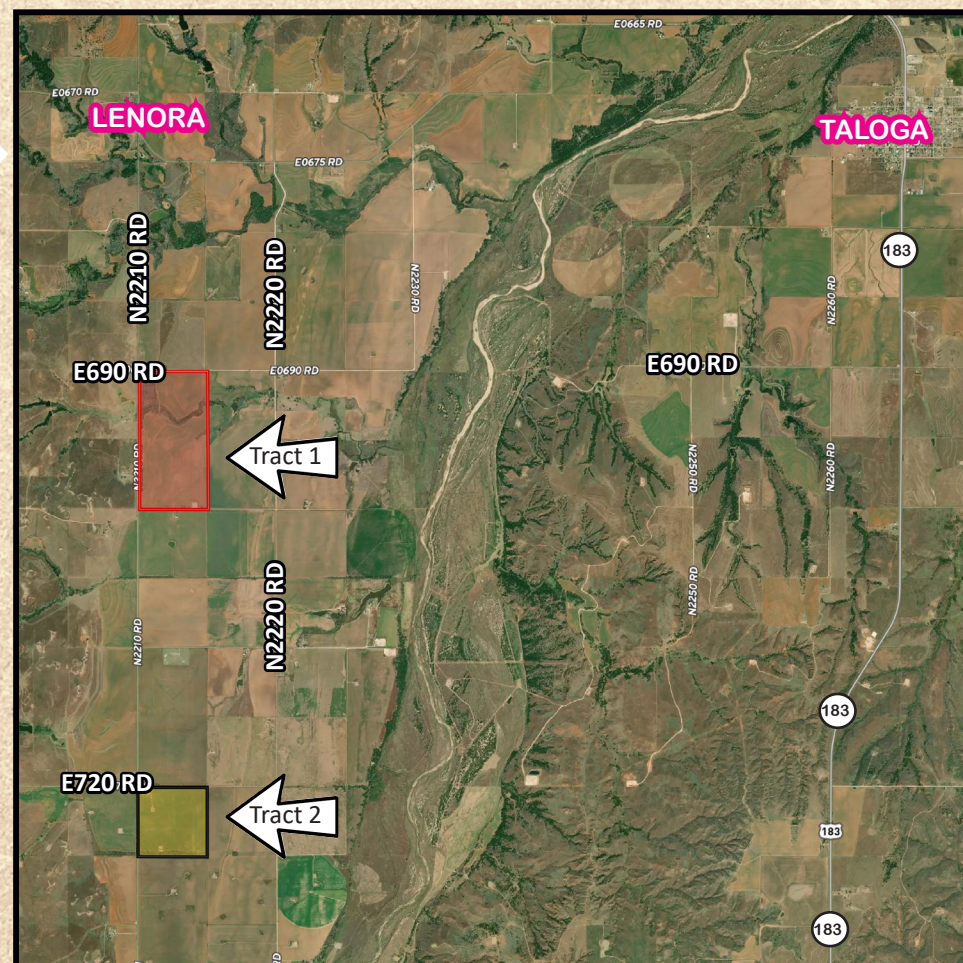


Selling
480[±] Acres
 of SUPERB
 FARMLAND!

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SCAN ME



Seller: Kunc Family Farms, Inc.

SMITH & CO
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580-334-6001

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

"Serving NW Oklahoma with Integrity and Pride since 1982"



Land Auction

Wednesday, June 26th • 10 a.m.

Auction will be held on Tract 2
5 miles south of Lenora on Blacktop CR 221

Live Auction with Live Internet Bidding

TRACT 1 320± Acres

Land Location: From Lenora, go 2 miles south on County Road 2210 to the northwest corner of the property.

Legally Described as the west half of Section 30, Township 18N, Range 17 WIM

This farm is largely cropland in a very good bottom land setting with improvements such as water wells and a set of corrals on the north end with electricity and water. There is good county road access on three sides of the property with the west and south sides being blacktop. Several trees provide excellent livestock shade and wildlife habitat. The property is fenced on all four sides. Please don't miss the opportunity to own an excellent farm!



TRACT 2 - 160± Acres

Land Location: From Lenora, go 5 miles south on County Road 2210 to the northwest corner of the property.

Legally Described as the northwest quarter of Section 7, Township 17N, Range 17 WIM

Located on blacktop county roads 221 and 72, this farm has good access and in a beautiful setting. The farm consists largely of cropland with a tree row on the south end. There are plenty of improvements on this quarter section which include a pole barn, water wells, corrals, and electric. The 50 x 80 pole barn with concrete floors is insulated and wired for electricity. It boasts 10' sidewalls with big sliding doors on the east and north sides. There is a walk in door on the north side as well. The property is fenced on all four sides and there is an active water well and electrical at the corrals. This is an opportunity to buy good bottom land in a beautiful setting!



AUCTION TERMS & CONDITIONS

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. Smith & Company Auction & Realty, Inc. is not responsible for any errors in bids, omissions of bids, or failure to execute bids and shall have no liability to any bidder for any technical or other failure associated with the internet.

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