

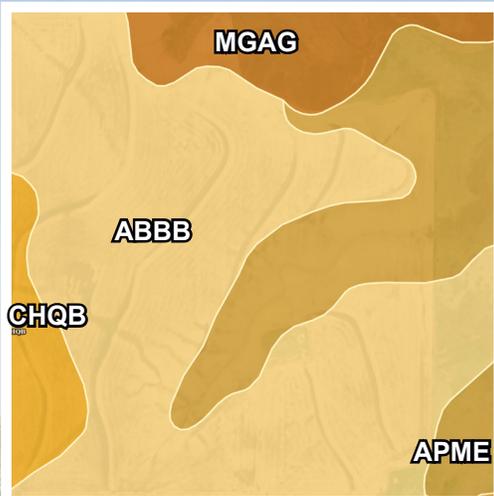
Beaver County LAND AUCTION

*Selling
160± Acres of
Beaver Co.
Land*

Wednesday, Sept. 18th • 10 a.m.

Auction Location: Gate School Building, 212 4th St., Gate OK

Land Location: 1.3 miles west of Gate Oklahoma on Highway 64



Legally Described as 160± acres located in the SE/4 of Section 36 T5N R27 ECM, Beaver Co. Oklahoma

This land has approximately 117.95 acres of farm ground that is currently in Milo with the balance in grass. There is a good water well and a windmill on the land. The fences are very good around the property. County road access on the east side and highway 64 on the south side of the property allow for excellent access. The north end has a big draw with superb wildlife habitat. This is a good soil type farm with very good ground. Possession will be granted upon closing and at the end of the current tenants crop harvesting.



SOIL CODE	SOIL DESCRIPTION
ABBB	Abbie Loam
APME	Alopark-Mocane Complex
MGAG	Mocane-Gullied land-Alopark Complex
CHQB	Chiquita Loam

Sellers: Vickie Norman, Geraldine Barrows, and Pam Lewis

www.smithcoauctions.com



Auction & Realty, Inc.

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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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To Bid!**

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our office at **580-254-3975!**