

LAND AUCTION

Selling

156 ± ac

**EXCELLENT HUNTING!
and CLOSE TO
TOWN!**

Friday, Feb. 28th • 10 a.m.

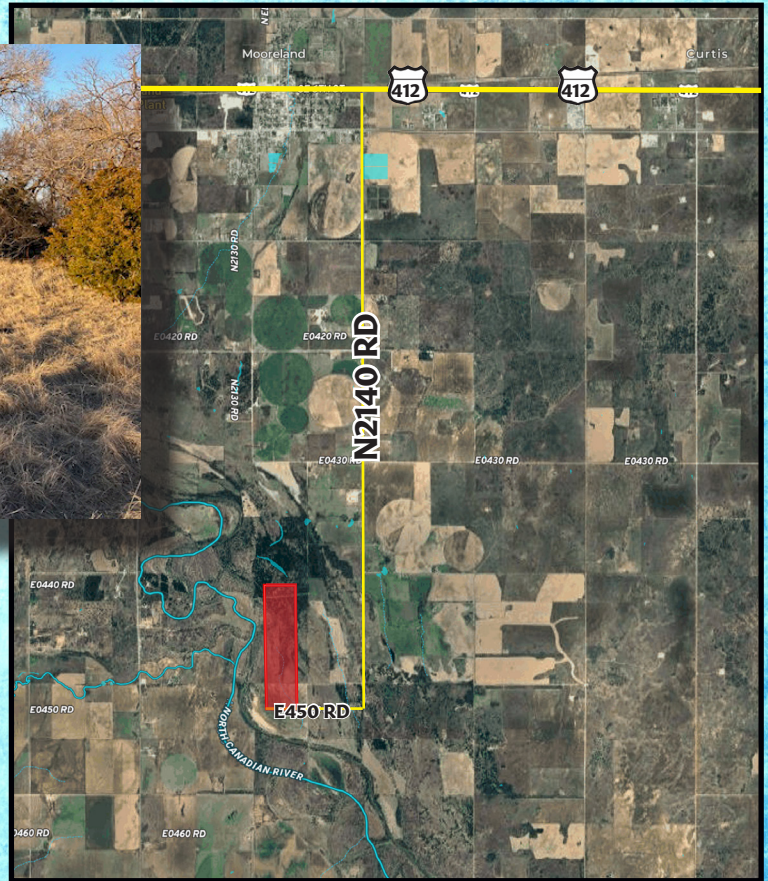
Auction Location: Smith & Co. Auction Facility, Hwy 412, West of Mooreland OK

LAND LOCATION 1/2 mile east of Mooreland on Hwy 412,
then 5 miles south on County Rd 214 (Gun Range Road),
then 1/2 mile west on County Rd 45

Sellers: JP Rizuto & P.S. Trust; Opal A. Tingler Trust



This tract of land is 1/4 mile wide and 1 mile long. Laying on the east side of the North Canadian River, the hunting potential is excellent. There is grazing and grass bottoms that will be almost subirrigated and lots of trees and cover. To see this property, call or text IRA SMITH at 580-334-6001.



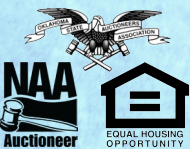
Legally described as Lot 1, the SE/4 NW/4, E/2 SW/4 of Section 23 T22N R19 W1M
Coordinates 36.36864 -99.20438 containing 155.86± acres

SMITH & CO

Auction & Realty, Inc.

580-334-6001

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



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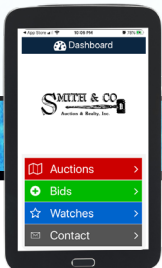
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TERMS AND CONDITIONS:

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 Trustees 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.

ONLINE BIDDERS: Buyers may bid via our website at smithcoauctions.com. 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 any bidder for any technical or other failure associated with the internet.

ON-LINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.



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www.SMITHCOAUCTIONS.COM