

Land & Mineral Rights AUCTION

Friday, August 1st • 10 a.m.

Chester Community Center • 22040 US-281, Chester, OK



Land Location: 3 miles north of Chester, Ok on Highway 281 and 1 mile West on County Road 52

Tract 1 - 53.33± Acres

Legal Description: 53.33± acres in the North 1/3 of NE/4 of Section 31 T21N R16 W1M

This tract of land is a mild rolling type terrain that includes a water well, electricity, and a septic system. There is also a set of pipe corrals on the property. A grass field was previously used as farm ground and could be a very good wildlife food plot. The land is fenced with 5 wire barb fencing on all four sides with county road access on the north and east sides. The west side has a more sandhill rolling type terrain with brush and plum thickets which provide for excellent deer habitat.

Tract 2 - 53.33± Acres of Producing Mineral Rights

Legal Description: 53.33± acres of mineral rights in the North 1/3 of NE/4 of Section 31 T21N R16 W1M

This is the mineral interest of Tract #1. The 2024 1099 income production for BOTH tracts 2 and 3 combined was \$8370.

Tract 3 - 56.88± Acres of Producing Mineral Rights

Legal Description: 56.88± acres of mineral rights in the SE/4 of Section 30 T21N R16 W1M

The 2024 1099 income production for BOTH tracts 2 and 3 combined was \$8370.

Seller: The Estate of Harold Hollenback Jr.



580-334-6001

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 supersede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day.

MINERAL RIGHTS Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Buyer will receive a mineral deed only, no abstract. 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.

ONLINE BIDDING Terms: REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.

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. Announcements made sale day supersede all prior advertising. Final responsibility rests with the buyer to assess the condition of the property. Escrow must be made sale day and may be wired.