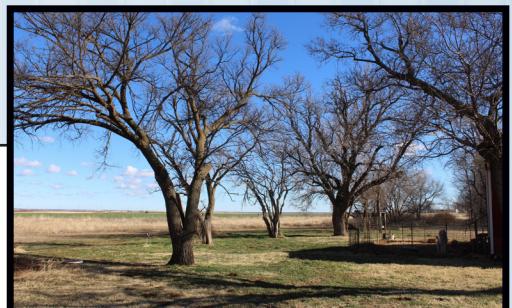


Auction

Friday, March 6th • 10 a.m.
278 Elm Street, Mutual OK

Legally described as Lots 1-6 in Block 2 and Lots 1-6 in Block 3, and Lots 2,3,6,7,10, and 11 in Block 6 all in Morrison Addition, Mutual OK



This property, including all lots, is a total of 2.77 acres and is located in the quiet community of Mutual Oklahoma. The property sits on the north edge of town. The Mutual junior high and high school are just south of the home. There is a good Bermuda grass base where the home sits, a 2006 Solitaire with 3 bedrooms, 2 bathrooms, and central heat and air. There are lots of trees on the property providing privacy. The home is occupied with utilities on. Electric service is through NWEC and ONG with Town of Mutual water / WW Rural Water #2. West of the home is an inground storm cellar. Just to the north of the house is a 2-car carport that is enclosed on three sides. The Solitaire home and all lots sell together and AS IS. Please visit our website to see more pictures.

This is a very peaceful setting in Mutual and could be a great place to build your dream home or live in the existing home. To see this property, call or text Ira Smith at 580-334-6001 or email at ira@smithcoauctions.com.

Sellers: Billy Wade Cook, Heidi Ann Cook

SMITH & CO.
Auction & Realty,
580-334-6001

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

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Auction

Friday, March 6th • 10 a.m.
278 Elm Street, Mutual OK



SCAN ME

Legally described as Lots 1-6 in Block 2 and Lots 1-6 in Block 3, and Lots 2,3,6,7,10, and 11 in Block 6
all in Morrison Addition, Mutual OK

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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**For more information call
our office at 580-254-3975!**