

Selling
HOME ON
40±
Acres

AUCTION

Wed., April 8th • 10 a.m.
50598 S. County Road 215, Mutual OK

Legal Description: **39.87±** acres in Lot 3 T21N R18WIM



SELLER: Susan Fiene, Trustee

A very well-kept older home on **40±** acres of land with a barn that has horse stalls and a loafing shed. The home's ground level includes a large family room with a fireplace, a pantry coming off the kitchen, a master bedroom with full bath, a storm proof basement, utility room, and another bedroom and bathroom with extra storage. The upstairs has 2 bedrooms and a good-sized loft area. There are large closets throughout the home. There is an attached 2 car carport with a sitting area. The home has extra storage room just off the master bedroom.

The barn is 36' x 30' with an overhead door on the west, a walk-in door on the south, and on the east side two sliding doors for livestock to go into the steel corrals. The building has 3 stalls with outside access to the corrals. This building has served as a workshop and livestock barn with plenty of room for all uses.

The corrals have an alley that connects on the east and south sides with a large loafing shed and steel load out area. On the west side of the corrals is a fenced grass trap for livestock. There are several freeze hydrants on the property serving the corrals and a fenced in garden area south of the home. Adjoining a large circle driveway is a 20' storage container with walk-in door.

There are several trees in the beautiful homestead setting as well as fruit trees. The land is a mild rolling type terrain that could be planted to food plots or used for livestock grazing.

Updates to the home in the last 2-3 years are: central h/a on the ground level, 2 new hot water heaters, new submersible pump and pressure tank in the water well, and a roof by Moore's Roofing.

To See this Property, Contact Ira Smith at 580-334-6001 or email to ira@smithcoauctions.com

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North of Mutual on North Side of Hwy 270, 1.3 miles



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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.

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