

SMITH & CO
 Auction & Realty, Inc.
 1102 Oklahoma Ave.
 Woodward, OK 73801
580-334-6001

PR SRT STD
 U.S. Postage
 Paid
 Mooreland, OK
 Permit No. 7

Harper County

Land Auction

AUCTION LOCATION:
 Laverne Community Center
 201 S. Broadway, Laverne, OK

Wednesday, May 13th • 10 a.m.

320± Acres

Selling LIVE with
 On-Line Bidding



Beautiful
 Setting in a
 GREAT
 LOCATION!

Land Auction

Wednesday, May 13TH

Selling 320± Acres of Harper Co. Land!



Seller: A.R. & Terrie Plain



SMITH & CO
 Auction & Realty, Inc.

580-334-6001

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

follow us:



“Serving NW Oklahoma with Integrity and Pride since 1982”

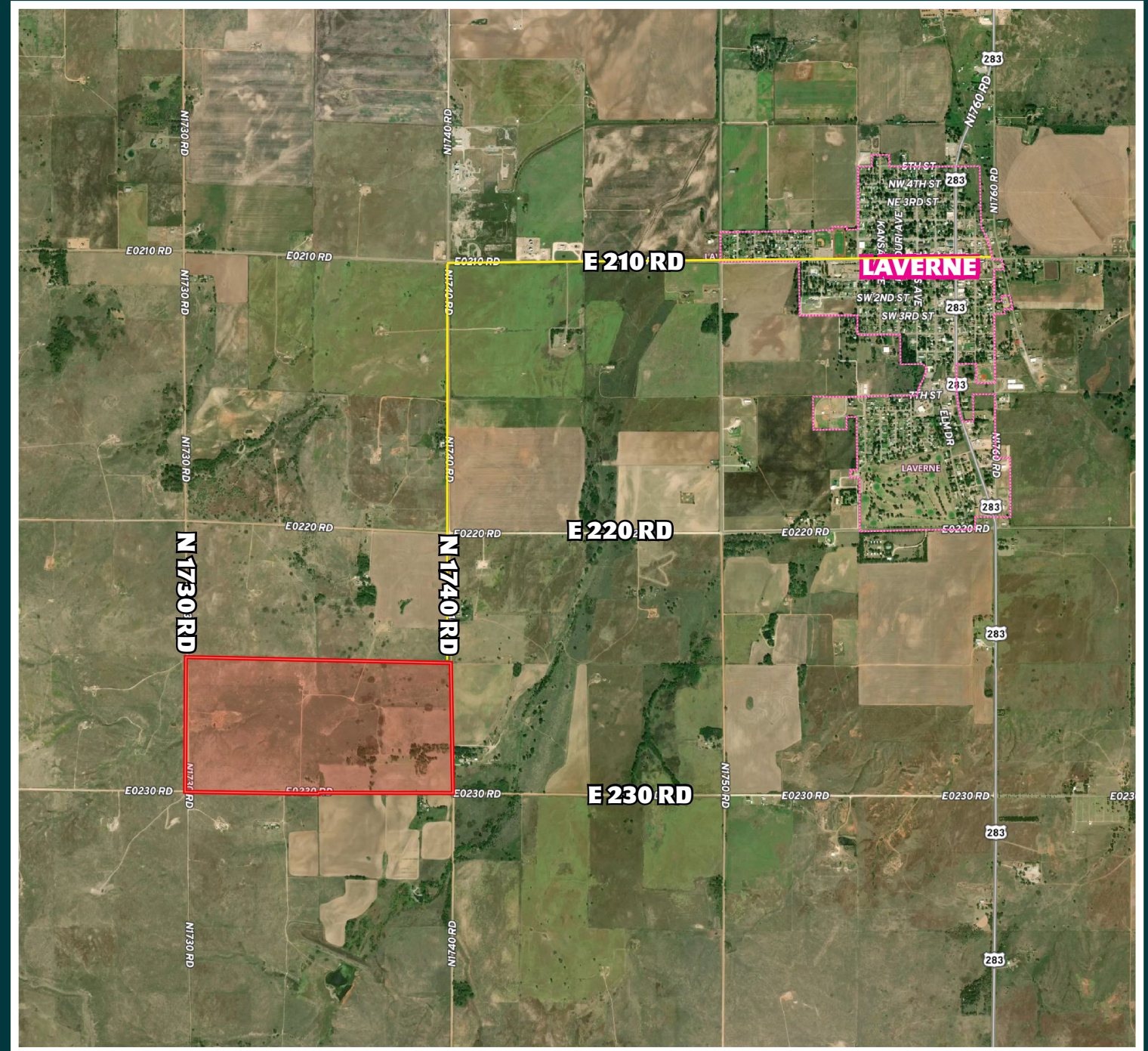
Land Location:

From the stoplight in Laverne OK, travel west on Blacktop County Road 21 for 1.9 miles, then travel south on EW County Road 174 for 1.5 miles.

HUNTING, GREAT HOMESITE POTENTIAL, PRODUCTIVE LAND & EXCELLENT LOCATION!

This 320± acres of land is a mild to level type terrain with good county road access on three sides. The southeast quarter has a lot of trees and several beautiful home sites along a creek bed that holds water when it rains. There is an old home site with several big trees that are excellent wildlife habitat and the creek bed adds to this with trees and plum thickets also. There is a set of steel corals towards the center of the north end of this 320 acres and an active water well / windmill. Additionally there is another water well / windmill in the SE quarter that is an active well. Location to Laverne is excellent and with good native grasses, water and electricity. the property has excellent development/homesite potential. The SW quarter of this land is a rolling type terrain of Little World Blue Stem and Sage Brush with a big draw that runs from the west side for approx. 1/2 mile. This draw has several soil types in it and holds water when it rains. The North fence line is not complete and since our seller is also the adjoining land owner on the north, he will cooperate in his half of the north fence line.

To see more pictures of this land, please visit our website at smithcoauctions.com OR to see it for yourself, call Ira Smith at 580-334-6001 and schedule a showing!



Legal Description:

320± acres in the S/2 of Section 31 T26N R25 WIM, Harper County Oklahoma

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 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.



To See More Pictures or To Register and Bid Online, Scan This QR Code!

www.smithcoauctions.com

Scan Me