

SMITH & CO
 Auction & Realty, Inc.
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Auction

Thursday, July 30th • 10 a.m.
 400 S. Locust, Seiling OK



Selling House, Lots AND Personal Property!

Seller: The Estate of Harold Hollenback



**Personal Property
 Online Only
 Details Inside**

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

"Serving NW Oklahoma with Integrity and Pride since 1982"

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On-Line Only

AUCTION

Tract 1 - Home on Lot



This 3 bedroom brick home was built in 1962 and has approximately 1,252 square feet of living space. The home has a large covered back patio, an attached garage, a 2 car connected garage and attached 3 room work shop. Additionally, there is a large carport tall enough for most travel trailers, etc. The home has a storm safe room off the back door and sits on a large corner lot. The house is located in town but is not in city limits. Legally described as a tract in the NE/4 #6 Beg. at a pt. 80' E of NE corner lot 1 block 8 Perkins Addition then S 150', E 135', N 150', W 135' to point of beginning.



Tracts #1 and #2 will be offered individually and together

Tract 2 - Lot

Located on the immediate south side of Tract #1, this large corner lot sits in town but not in city limits. It includes a storage building and a concrete slab that would accommodate a building. The large corner lot has several beautiful trees including two peach trees. The lot would accommodate another home or building with street access on two sides. There is a water well that was used in previous years. Legally described as a tract in the NE/4 of Section 8 T19N R16W Beg at pt 80' E of NE corner Lot 4, Block 8 Perkins Addition then S 150', E 150', N 150', W 150' to point of beginning.



PREVIEW

Thurs., July 30th
10 am - 4 pm

CLOSE

Thurs., July 30th
6 pm

LOAD OUT

Friday, July 31st
8 am - 5 pm

Pickup, Shop Tools, Shop Equipment, Hand Tools, Yard Tools, Yard Equipment, Household, Fishing Equipment & MORE!



For a complete listing and pictures scan this QR Code or visit www.smithcoauctions.com



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 supersede 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.

PERSONAL PROPERTY Terms: All items sold in their present condition with no warranties expressed or implied. Final responsibility rests with the buyer to assess the condition of items. It is not possible to adequately describe in text or photos any items that may show use and wear. We recommend you personally inspect all items, or enlist a trusted professional to do so on your behalf. There will be no options for refunds of any type. All sales are final. Cash, check, and most major credit cards accepted. Sales tax is applicable unless a valid, current sales tax permit is presented prior to auction. Announcements made sale day supersede all prior advertising.

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 to 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.

To See this Property, Call or Text Ira Smith at 580-334-6001