

Auction

**Selling
HOME on
40± ACRES!**

Friday, August 7th • 10 a.m.
183502 E. County Road 34, May OK

Legally described as SE SW of Sec 26 T24N R24 WIM, Harper County Oklahoma



Seller: Pamela Wells



This home sits on 40± acres and has approx. 1,480 sq. ft. of living space. Built in 1965, it is a 3 bedroom, 2 bath home with central H/A and an attached 2 car garage. On the 40± acres is a 2 Car Carport, 40' Container with end doors and a walk-in door, and a 30' x 60' steel shop building with 2 sliding doors, concrete floors, and electricity. The home has natural gas supplied from a local gas well. The land is fenced and there is a water well and freeze hydrants providing water to the home and for livestock. There is CRP income on the grass.

To Schedule a Showing
Call or Text Ira Smith at 580-334-6001



SMITH & CO



Auction & Realty, Inc.

580-334-6001

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

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May, 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.

**3 Convenient Ways
To Bid!**

Bid in Person

Bid by Phone

Bid Online!



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