

LAND AUCTION

Friday, September 7th • 10 a.m.

LAND LOCATION: From Gage OK, go east on Hwy 15 for 1 ¼ mile then south on Co. Rd 184 1 ½ mile
AUCTION LOCATION: The Tom Steed Community Building in Downtown Gage, Oklahoma

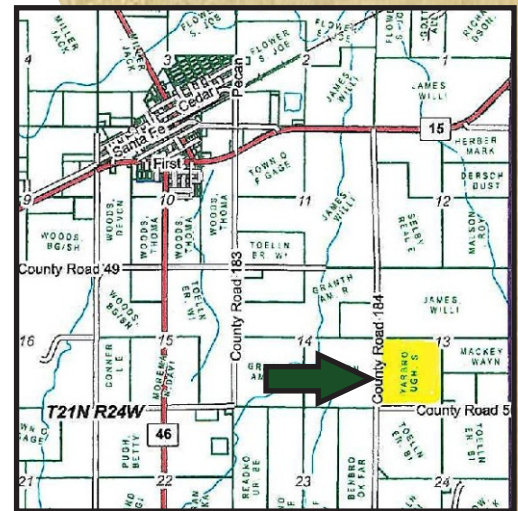
SELLERS: Janella Jean Sturges, Saundra Sue Yarbrough,
Donna Faye Kirkpatrick, Sharon Ann Shellenberger and Karla Kim Keith



LOCATION: 1.25 miles east of Gage Oklahoma on Hwy 15 and 1.5 miles south on Co. Rd 184.

Legal Description: SW ¼ of Section 13 T21N R24 WIM,
Ellis Co. OK containing 160 acres±

There are 119 acres in CRP until 09-30-2020. The balance is good grass that is fenced from the CRP. There is electricity on the south side and county road access along the west and south sides of the the land. Access is very good and there are several nice home sites on the property. The hunting potential is excellent with lots of natural habitat. A good opportunity to buy an income producing property with very good grazing and hunting.



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**SELLING 160 ACRES±
OF ELLIS CO. LAND**

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UPCOMING AUCTION CALENDAR

- **Wednesday, Sept 12th** - Land near Fargo, OK
Selling 700 Acres of Land near Fargo
- **Saturday, Sept 15** - Farm Machinery & Equipment
Selling Tractors, Tools, and Equipment near Fargo
- **Saturday, Oct 20** - Smith & Co. Quarterly Auction
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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 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. 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.**