

# Land AUCTION

**Thursday, October 4th • 10:00 a.m.**

**Auction Location: City Park Building, 612 Walnut, Fowler Kansas**

**Land Location from Fowler:** From Main & Hwy 98 go west on Hwy 98 for 2 miles then go north on County Road 24 for one mile **or From Meade** go 7 miles north on K23 to Hwy 98 then east 6 miles then 1 mile north on County Road 24.

**Legal Description: E½ of the SE¼ of Section 26 T30S R27W 6th P.M. Meade Co. KS**



**This is a Good Level Tract of Land that will add to Area Farming or Grazing Operations.**



- There will be a wheat base of 58.78 acres.
- Currently there are 77.31 acres that was planted to a CP25 grass mix.
- The land will be out of the CRP contract on 09-30-2018.
- Access is good with county roads on the east and south sides.

SOIL CODE	SOIL DESCRIPTION
2710	Missler silty clay loam, 0 to 1 percent slopes
2815	Uly silt loam, 1 to 3 percent slopes
TOTALS	

**For additional info visit [www.smithcoauctions.com](http://www.smithcoauctions.com)**

**Seller: Kyle Lewis**



**Auction & Realty, Inc.  
580-254-3975**

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

*follow us:*



*"Serving NW Oklahoma and Kansas with Integrity and Pride since 1982"*

Smith & Co Auction & Realty  
1102 Oklahoma Ave.  
Woodward, OK 73801

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

# Land AUCTION

Thursday, October 4th • 10:00 a.m.

Selling 80± Acres  
of Meade Co.  
Kansas Land!

**SMITH & CO.**  
1102 Oklahoma Ave.  
Woodward, OK 73801  
(580) 254-3975

## TERMS AND CONDITIONS:

**REAL ESTATE Terms:** 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Buyer and Seller will split title insurance fees. Seller will pay all 2018 Property Taxes. Seller will retain 100% of the final CRP Payment. Possession upon closing. Seller will retain a Life Estate in the mineral rights and then the mineral rights will revert back to the land. 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.

## **ONLINE BIDDING Terms: REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.**

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. Announcements made sale day supersede all prior advertising. Final responsibility rests with the buyer to assess the condition of the property. It is not possible to adequately describe in text or photos all aspects of a property. We recommend you personally inspect the property, or enlist a trusted professional to do so on your behalf. Escrow must be made sale day and may be wired.

[www.smithcoauctions.com](http://www.smithcoauctions.com)



**Bid from  
ANYWHERE!**  
Download our app  
in the App Store or  
Google Play

GET IT ON  
Google play