

AUCTION

Friday, January 4 • 10:00 a.m.

Auction Location: 113 SE 5th Street, Mooreland, OK

LEGAL: Lots 10,11,12 in Block 16 and Lots 1,2,3,4,5,6 in Block 19 original Mooreland



**3 Bedroom, 1½ Bath Home
Over 2,000 sq ft of Living Space
and more rooms upstairs.**

The home sits on 3 lots. On the immediate east side are 6 lots, 50' x 240' each, that go all the way north to 4th Street. Taxes on the home and 3 lots total \$272 annually and on the 6 lots total \$78 annually.

Sellers: The Heirs of Bud Stine

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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 warrantee deed. Taxes will be prorated to the day of closing. Possession upon closing. Property is selling in its present condition with no warranties express 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.



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