

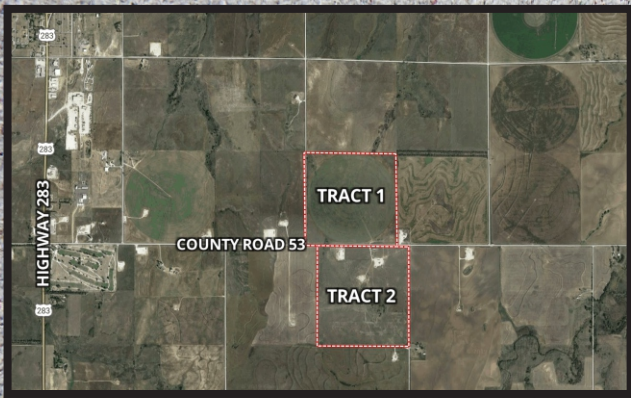
Land 332± ACRES • SELLING IN 2 TRACTS

AUCTION

Wednesday, April 17th • 10:00 a.m.

Land Location

From Shattuck go 1 mile south on Hwy 283 and 2 miles east on Co. Road 53
➤ Auction to be held at Red Barn on Hwy 15 in Shattuck, OK ◀



Tract 1 - 160± Acres

Legal: SW¼ of Section 35 T21N R25 W1M, Ellis County
This tract of land offers a water well with electricity, good fences, and a 10 Tower Gifford-Hill circle irrigation system with a diesel powered irrigation well in improved grass. This is a great location to Shattuck with county road access on the south and west sides.

Tract 2 - 172± Acres

Legal: S/2 NE/4 and Lots 1 & 2 in Section 3 T20N R25 W1M, Ellis County
Electricity, a quonset building, good fences, and a freeze hydrant are some of the perks found on this piece of property with all native grass. There is county road access on the north and east side. They water on this land comes from the land across the road to the north. There is an excellent overlook hill that would be a good building site overlooking Shattuck.

Seller

Bellagenová Enterprises, LLC



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Oklahoma and Kansas

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AUCTION & REALTY, INC.
580-254-3975

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

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UPCOMING AUCTION CALENDAR

Thursday, April 18th - Woodward Co. Land Sale
42.7± acres of Highway Frontage. Prime Location!

Tuesday, April 23rd - Woodward Co. Land Sale
5.35± acres south of Woodward. Great Home Site!

Friday, April 26th - Mooreland Home & 5 acres

Wednesday, May 1st - Harper Co. Land Sale

Saturday, May 4th - Woodward Co. Home & Land Sale
Brick Home on 30 acres of Good Land, Horse Barn, More!

Saturday, May 11th - Farm Machinery Sale
More Details to Come!

Wednesday, May 15th - Ellis Co. Land Sale
160± acres with Farmhouse

Visit us at www.smithcoauctions.com for a complete list or
to sign-up for email updates on new auctions!

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.**