

Brick Home on 5 Acres!

AUCTION

**Open House
Thursday
April 4th
4-6 p.m.**

Friday, April 26th . 10:00 a.m.

Auction Location: 212768 E. County Rd. 41, Mooreland

From Highway 412 & Wilkie Rd. in Mooreland, drive 1 mile south on Wilkie then 1/4 mile west on County Rd. 41 OR From Highways 50 & 412 west of Mooreland, drive 1 mile south on Highway 50 and 3/4 mile east on County Rd. 41. All Blacktop Roads!

Sellers: Michael Miller & Shawn Miller

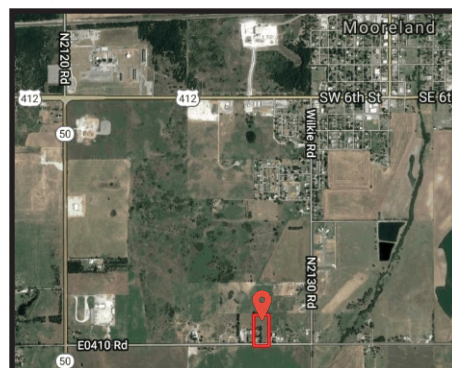


This home is a full brick with approx. 2,246 sq. ft. of living space. It's 3 bedroom, 2 full bath home that includes a living room with brick fireplace, a large kitchen, and a big family room with a wood burning stove and refrigerated a/c. There is also a 2-car garage with a large storm basement under the garage. The entryway was enclosed and provides a nice formal sitting room or office. There is a work shop with an attached storage building in the backyard.

This home is well kept and in a good location to the town of Mooreland with quick access to Highway 50 and Highway 412.



The home sits on the west side of the land. There is open field on the east and north sides of the property that allows room for livestock, etc.



Legal Description: SEC. 34-23-19 5 AC TRACT IN SE BEG 1211.7' W OF SE/C; N 660'; E 330'; S 660' TO SEC LINE; W 330' TO POB.

To See this Property, Contact Ira Smith 580-334-6001



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580-254-3975

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

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UPCOMING AUCTION CALENDAR

- * **Wednesday, May 1st** - Harper Co. Land Sale
- * **Saturday, May 4th** - House on 30 Acres & Farm Equip. Sale near Mooreland, OK
- * **Wednesday, May 8th** - Ellis Co. Land Sale
- * **Saturday, May 11th** - Farm Machinery Sale in Vici, OK
- * **Wednesday, May 15th** - Ellis Co. Land Sale

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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.

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ON-LINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.