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# LAND AUCTION

**Wednesday, May 1st · 10 a.m.**

**Selling 2 Tracts of Harper County Land  
 Good Farm Land and Hunting!**

**Auction Location: Buffalo Alumni Building, 107 S. Hoy St., Buffalo, OK**



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**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. 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.

**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.



**580-254-3975**

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

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**DIRECTIONS TO LAND:** FROM BUFFALO go 8 miles north on highway 183 then east on County Road 30 for 6 miles or FROM HWY 34 & HWY 64 go west 7 miles then north on black top 6 miles then 1/2 mile east then north again for 2 miles then 1 mile west, all on blacktop roads.

### TRACT 1 - 320± Acres

**Legal:** 320 acres m/l in the SE/4 and SW/4 of Section 19 T29N R21WIM, Harper County, OK.

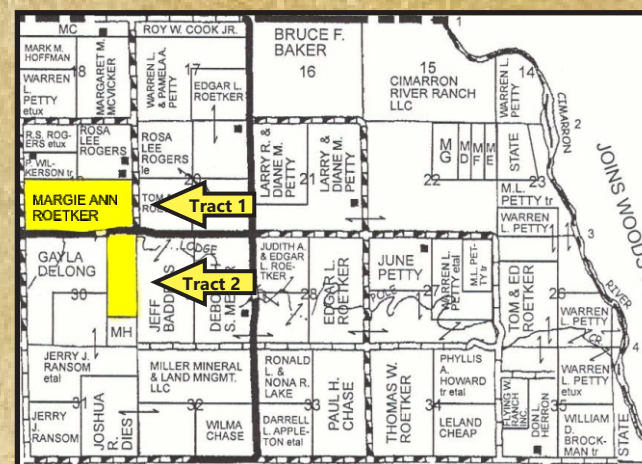
This Tract includes 239.65± acres in Cropland with the balance in native grass. The wheat base is 237.8. There is a creek bed running through the land and nice tree rows on the north side of the land. Black top County Road on south side and county road access on the east and west sides. there is an ?itine irrigation permit for groundwater, OWRB#77-607. An older frame home in the SE SE/4. This farm is leased through June 30, 2019. The base PLC yield is 40.

### TRACT 2 - 120± Acres

**Legal:** 120 acres m/l in the E½ of the NE/4 and NE/4 SE/4 of Section 30 T29N R21WIM, Harper County, OK.

This Tract has blacktop county road frontage on the north side with two grain bins, a loafing shed, and pens. There are 79.8 acres of cropland and 42.45 in native grass.

**Seller: Margie Roetker**



**For more information  
contact Ira Smith  
580-334-6001**

SOIL CODE	SOIL DESCRIPTION
FayB	Farry fine sandy loam, 1 to 3 percent slopes
TipA	Tipton loam, 0 to 1 percent slopes
FtnB	Fortyone sandy loam, 1 to 3 percent slopes
StpB	St. Paul silt loam, 1 to 3 percent slopes
WQnB	Woodward-Quinlan complex, 1 to 3 percent slopes
SelB	Selman silt loam, 1 to 3 percent slopes
SelC	Selman silt loam, 3 to 5 percent slopes
WQnC	Woodward-Quinlan complex, 3 to 5 percent slopes
VerB	Vernon clay loam, 1 to 3 percent slopes
WQHE	Westola-Quinlan-Hardeman complex, 0 to 12 percent slopes
LgtA	Lugert silt loam, 0 to 1 percent slopes, occasionally flooded
SelC2	Selman silt loam, 3 to 5 percent slopes, eroded
VerC	Vernon clay loam, 3 to 5 percent slopes
QWDE	Quinlan-Woodward-Deepwood complex, 5 to 12 percent slopes

