

AUCTION

4 Bedroom, 2 Bath Home on 20 Acres

Thursday, April 15, 2010 – 10:00 a.m.



**Location: On Hwy 270
2.2 miles East of Mutual, OK,
turn off, go North on N/S217
3/10 of a mile & 1/10 East**



The home, with 4 bedrooms, two baths, approximately 2,186 sq. ft. of living space, was built in 1981. Has central H/A, a large living room with wood burning stove, a good sized kitchen with built in appliances, a food pantry and utility room. Also two bedrooms and a bathroom up stairs, two bedrooms and a bathroom down stairs. The home has a water well and septic system. The land has several trees and improved grasses.

LEGAL: A 20 acre tract m/l, in E1/2, SE1/4, SW1/4 of Section 33, T21N, R18 WIM.

Real Estate Terms: 5% of purchase price escrowed sale day with balance due upon proof of marketable title. Seller will provide current abstract and warranty deed. Taxes prorated to day of closing. Announcements made sale day supersede all advertisements. Buyers should arrange financing and satisfy themselves with size, location and boundaries etc., prior to sale day. All information given comes from resources we believe to be reliable but in no way is guaranteed.



Mooreland, OK 580-994-6004 • 580-254-3975

Auctioneer – Ira Y. Smith – R.E. Broker

Member of OSAA and NAA

David Bay • Kenny Rounds • Andy Ferguson • H.Y. Smith • Buck Hutchens

See our website at smithcoauctions.com