

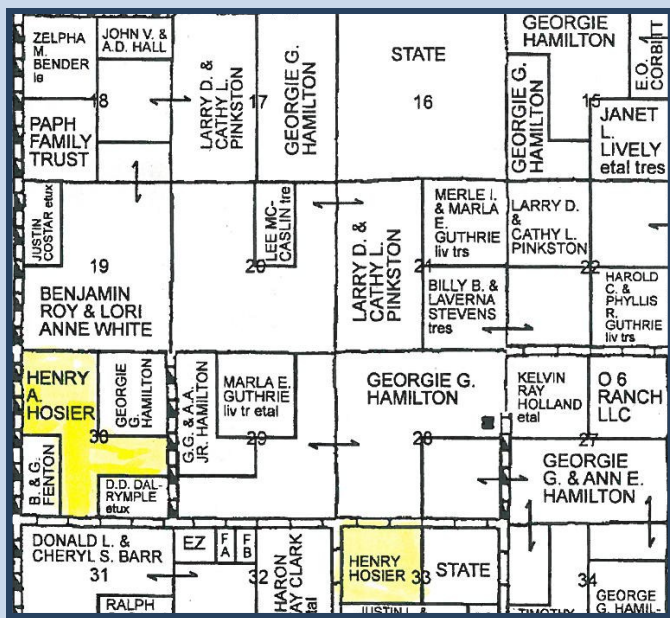
# AUCTION

To bid online go to [Proxibid.com/smithcoauctions](http://Proxibid.com/smithcoauctions)

10:00 A.M. Saturday, January 28th

Location: Arnett Senior Center, 107 S. Jefferson

Tract #1: Legal Description—The NW/4 of Sec. 33 T20N R21W1M 160 acres m/l. Seller is reserving Mineral Rights. Location: From Arnett 18 miles east on Hwy 60 & north on Co. Rd. 199 1.5 miles or 10 miles west of Vici on Hwy 60 then 1.5 north on NS199. Property Description: All Native grass tract with water well. A large majority of the cedar trees have been cut.



Tract #2

Tract #2: Legal Description —The E/2 of NW/4 and E/2 of SW/4 and N/2 of SE/4 and lots 1 and 2 all in Section 30 T20N R21W1M 308.88 acres m/l. Seller is reserving Mineral Rights. Location: From Arnett go east on Hwy 60 16 miles then north 2.5 miles on Co. Rd. 197 or From Vici on Hwy 60 12 miles west then north on Co. Rd. 197 2.5 miles. Property Description—Largely Native grasses with approx. 100 acres improved. There is a water well on the west. Lots of brush that is good for deer and other wildlife habitat. The SE center of this tract has a water well with electric pole and meter. There is an oil and gas road that enters the land from the south end that gives a good view of the property. A fire affected a large part of the NW/4, however come spring this land will be better with less Cedar trees.

Tract #1

Tract #3: Corner of Jackson and Frantz St. in Arnett. Lot 7 & 8 Block 7 in Hopper Addition. Lot size 95' x 140' - A vacant lot.

Tract #4: Corner of Jackson and Main Street. Vacant lot 75' x 140'. Legal Description: Lots 19-20 -21 Block 24 First Addition in Arnett and W 94' lot 22 W40' lots 23-24 Block 24 First Addition.

Tract #5: On S. Adams St. East of Court House Lots 19 & 20 Block 17 First Addition to Arnett. A vacant lot & the O.L. Null Abstract Office 25'x140'

Tract #6: At the corner of Frantz and Hwy 46. Legal Description: Beginning at SW corner of NW/4 thence 108', N75', W 108', S 75' to Beginning .19 acres Section 9 T19N R24W1M

**Terms:** 10% of purchase price sale day with balance due upon Proof of Marketable Title. Seller will provide current Abstract and Personal Representative Deed . Announcements made sale day supersede all advertisements. Buyers should arrange financing and satisfy themselves with size, quality, 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. Taxes will be prorated to the day of closing. All properties sold in their present condition with no warranties expressed or implied.

## SELLER: Henry Hosier Estate



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

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