

LAND AUCTION

Thursday, Sept. 3, 2009 – 10:00 a.m.

Selling 130 Acres of land with Steel Building Hwy 34 Frontage



Located 1/2 mile North of Vici, OK on Hwy 34

There are 24 acres of improved grass with balance in native grass. The property has Hwy 34 frontage and blacktop access on South side with several great building sites. A good location for sub dividing or breaking into tracts, it will accomodate both. There is a windmill on the SW side.

The building is 60'x36', has a concrete floor and electricity. There are a set of in-ground scales, 30,000#. The building also has a small office and bathroom. There is city water to the building . Sliding doors on two sides of the building. To see the property contact Buck Hutchens, 580-273-3202.

LEGAL: Lot 6, S1/2 of SE1/4 West of State Highway 34. Lots 7 & 8, S1/2 of SW1/4 less 1 acre in Section 35, T20, R20, W1M and that portion of Lot 3 lying West of Hwy 34 less Hwy JTI-5 approximately 2 acres, for a total 130 acres, m/l.

Real Estate Terms: 10% 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. Seller is reserving the mineral rights.

Sellers: Neil Briix and Linda Brown



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