

AUCTION

Home on 5 Acres

Thursday, March 11, 2010 – 10:00 a.m.



Location: 1 mile south of Mooreland, OK on Wilkie Road and 1/4 west or from Hwy 412 & Hwy 50 jct., 1 mile south and 3/4 east.



Open House:

Friday, Feb. 26, 4:00 to 6:00 p.m.

Friday, March 5, 4:00 to 6:00 p.m.



A very nice home with several updates completed in the past few months. The home is a split level. On the upper level a large family room with hearthstone wood burning stove. A dining area and a beautiful kitchen with breakfast bar, pantry, built-in cook top, oven, microwave, dishwasher and trash compactor. It's first class. Also 3 bedrooms, a full bathroom and a 3/4 with walk-in shower in the master that is new in Jan. 2010. Just off the kitchen is a large outdoor patio that has just been replaced. The lower level has a large bedroom and a family room/game room w/ wetbar, bathroom, utility room with clothes chute from upper level and a attached two car garage with new door and opener. The exterior of the home is brick and vinyl (seamless) with eaves and trim enclosed and seamless guttering.

There are a set of livestock pens and loafing shed for animals. The 5 acres are fenced with the front having a large, circle drive. The property has it own water well and 5 freeze hydrants for yard and livestock. There is electricity to the loafing shed. The home is ready to move into.

Please contact Ira Smith, 334-6001 for a showing.

Legal Description: A 5 Acre tract in SE of SE/C Section 34, T23N, R19 WIM, 330'X660'



Sellers: Andy and Melodie Frey

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