



AUCTION

10:00 A.M.

JANUARY
26TH

Location: Fargo Community Center

Tract #1: 120 acres of land with live creek. Legal Description—The S/2 of NE/4 and NW/4 of SE/4 of Sec. 24 T22N R23WIM Ellis County, OK. Location: from Fargo 1 mile east to County Line Rd. 191 then 1/2 mile south. Seller is Reserving Mineral Rights. Property Description: Largely cropland with Native and Improved grasses previously irrigated, live creek runs on the west side of the property. The land is fenced. Sellers are reserving Mineral Rights.

Tract #2: All of Block 10, east side to the Town of Fargo, Ellis County. 5.26 acres m/l. Address: East 5th Street Lot size 406'x564'. Located on East 5th St. at the far east side of Fargo. A 5.26 acre tract m/l with live water.

Tract #3: Legal Description—Lots 5,7,and 9 in Block 9 of the Original Town of Fargo, Ellis County. Street Address: 212 S. Elm Fargo—Lot size 150'x140'. A vacant lot in Fargo 1 1/2 blocks south of Convenience Store.

Tract #4: Legal Description: Lot 21 in Block 7 of the Original Town of Fargo, formerly Oleta, Ellis County, OK. Lot size 25'x140'. Street Address: 122 S. Main St. Vacant lot on Main St. Fargo

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



Auction & Realty, Inc.

580-254-3975

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

Member of OSAA and NAA

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See our website at smithcoauctions.com