

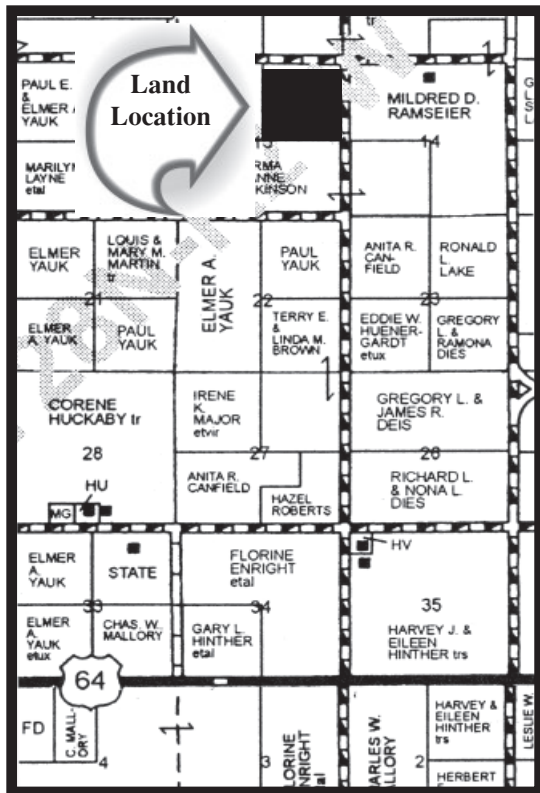
LAND AUCTION

160 Acres of Harper County Land

Thursday, Dec. 17, 2009 • 1:00 p.m.

LAND LOCATION: From Buffalo, OK, 11 miles East on Hwy 64 & 3 1/2 North or from Hwy 34N & 64 go West on Hwy 64 4 miles & 3 1/2 North.

AUCTION LOCATION: Harper County Fairgrounds in Buffalo, OK



LEGAL DESCRIPTION: The NE 1/4 of Section 15, Township 28N, Range 21, WIM

There are 37.42 acres of cropland with balance in native grasses. The property has a water well and windmill. There is electricity on the South side of the land. The balance of the grass has a rolling terrain and a small pond. For more information or to see the land contact Ira Smith, 334-6001.

POSSESSION: Upon closing

REAL ESTATE TERMS: 10% of purchase price escrowed sale day with balance due upon proof of clear title. 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 will provide current abstract and warranty deed. Taxes will be prorated to the day of closing. Possession upon closing.

Seller: Jo Anne Schultz

**Bart Bouse,
Attorney**



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