

AUCTION

Thursday, May 20, 2010 • 10:00 a.m.

Home & Buildings on 5.7 Acres

From Waynoka, OK, go 7 miles North on Hwy 14, 1 mile East on Blacktop and 1/2 mile South to the home and property. From Alva, OK to 11 miles West on Hwy 64 and 7 miles South on Hwy 14.



A well kept home, shop building and livestock barn

The home has a beautiful kitchen that was all new just two years ago. There are 3 bedrooms, 1 full and 3/4 baths, a large living room, and dining room. Central heat and air units are recent upgrades as well as the vinyl double hung



windows. There is a two car carport attached to the home and a single car garage w/storage room. The shop is a 36'x60' with full concrete floor w/electricity. The side walls are 11'6". There is an above ground pool and deck w/privacy fence. The livestock barn has 1/2" concrete floor and is currently used for animal and hay storage. To see the home call Andy Ferguson at 580-430-1103 or call Smith & Co.

LEGAL: A 5.74 acre tract of land in Section 36, Township 26N, Range 16 WIM.

REAL ESTATE TERMS: 5% of purchase price escrowed sale day with balance due upon proof of marketable 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.

Sellers: Bart and Lindsay Seaman



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