

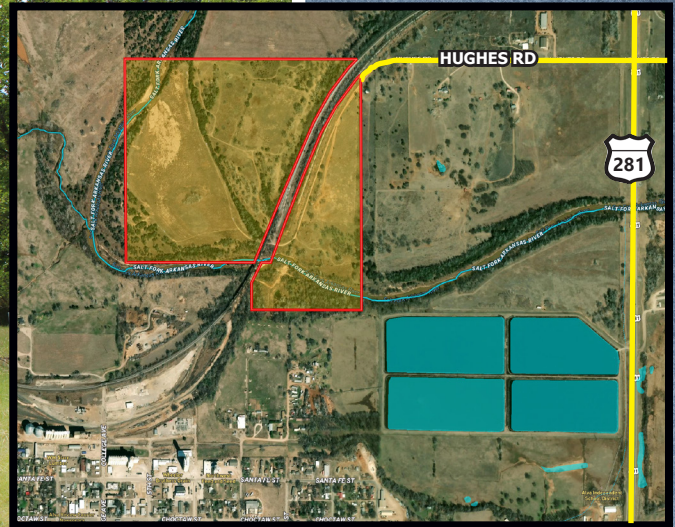
Land Auction

Friday, July 10th 10 a.m.

Auction Location: Alva Moose Lodge, 302 7th St, Alva OK

Selling
119.4± acres
**EXCELLENT
HUNTING!**
North of
Alva, OK

Location: From East Flynn St. and Lane Boulevard, drive 1 mile north on Hwy 281 then west 1.5 miles into the property on Hughes Road



This land is located just north across the river from the city of Alva, Ok. It has the Salt Fork Arkansas River running along it's south side and it's northwest corner. This property provides views that are amazing! Big trees, open grass bottoms, and EXCELLENT WILDLIFE HABITAT typical of river front property. The Railroad tract comes through the land with access to the west side via the underpass. The NE portion of this property is 37.6± acres for a total balance of 119.4± acres as recorded from the assessor's site. Located immediately north of Alva, this land is a rare offering of the perfect get-away close to town for hiking, hunting, trail riding, etc. The pictures and location tell the rest.



Legal Description: 119.4± acres in the SW/4 of Section 13 T27N R14 W1M Less Tracts 13 27 14 Trs#1 000, #500, #658

Sellers: Katherine Stewart, Sharon Yeager, Edward Gene Stewart



580-334-6001

Auctioneer - Ira Y. Smith, ATS, R.E. Broker

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REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supercede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights.

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