

SMITH & CO
 Auction & Realty, Inc.
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 Mooreland, OK
 Permit No. 7

Home, Personal Property &
LAND AUCTION

Thursday, January 23rd • 10 a.m.

205657 US Hwy 60, Vici Oklahoma 73859

Seller: Estate of Gary Riseley; Gayla Rigdon, Personal Representative



Home, Personal Property &
LAND AUCTION

**Personal Property
 Sells On-Line Only
 See Details
 Inside →**

Personal Property Sells Same Day - On-Line Only
See info inside Brochure

Thursday, January 23rd • 10 a.m.

Selling Home and 80± acres close to Vici Oklahoma

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 personal representative 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 supersede 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. **PERSONAL PROPERTY TERMS:** By registering, bidder agrees to all terms and conditions as set forth by Smith & Company Auction & Realty, Inc. All items will be sold in their present condition with no warranties expressed or implied. Final responsibility rests with the buyer to assess the condition of items. It is not possible to adequately describe in text or photos any items that may show use and wear. We recommend you personally inspect all items, or enlist a trusted professional to do so on your behalf. There will be no options for refunds of any type. All sales are final. Sales tax is applicable unless a valid, current sales tax permit is presented prior to auction. Announcements made sale day supersede all prior advertising. Smith & Company Auction & Realty, Inc. is not responsible for any errors in bids, omissions of bids, or failure to execute bids and shall have no liability to any bidder for any technical or other failure associated with the internet. **ON-LINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.**

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



“Serving NW Oklahoma with Integrity and Pride since 1982”

OPEN HOUSE

SUNDAY, JANUARY 5TH 2-4 p.m. • THURSDAY, JANUARY 9TH 4-6 p.m.

TRACT 1 Brick Home & 40± Acres



Legal Description: SW/4 SE/4 Section 4, Township 19, Range 20 Dewey County, Oklahoma

Here's a home in a beautiful setting with tons of extras! This brick home boasts 2,288 ft² of living area PLUS a 575 ft² finished basement PLUS 325 ft² sunroom! The main level has a living room with vaulted ceiling & fireplace, a large dining room, kitchen, utility room, 2 full bathrooms, 3 bedrooms including a master with full bath & double walk-in closets, & double car garage. The finished basement has a living area with a fireplace, one bedroom, and a full bath. Power outage –no worry this home has a 22KW Generac Generator. Also included is a 40'x50' fully insulated and wired building, a 30'x50' enclosed lien to, a well house, and a storage shed. The grounds include pipe/cable fencing, a circle drive, and gazebo. The 40 acres is great for cattle, hunting, or recreation. Take a 3D TOUR at www.smithcoauctions.com

To view the property contact Buck Hutchens, auction manager 580-273-3202 or Ira Smith 580-334-6001 or Smith & Company Auction & Realty, Inc. at 580-254-3975. Additional photos & videos can be viewed at www.smithcoauctions.com

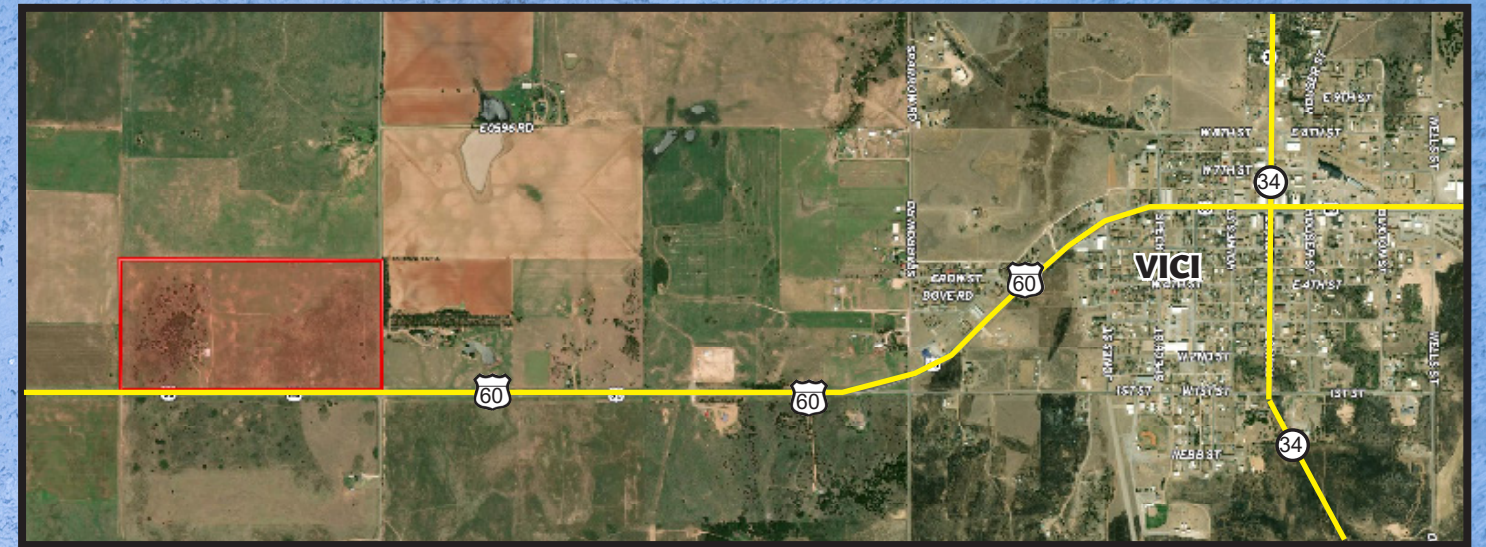
TRACT 2 40± Acres



Legal Description: SE/4 SE/4 Section 4, Township 19, Range 20 Dewey County, Oklahoma

40 acres close to Vici with ¼ mile of both Highway 60 & County Road 206 frontage. This is an excellent building site for your home or business. The property has good fences on 3 sides. There is a well on the property with unknown condition however water is normally readily found in this area. This tract is primarily native and improved grasses.

TRACT 3 Combination of Tracts 1 and 2



Location: From Hwy 60 & Hwy 34 JCT in Vici, Travel 1.7 miles west on Hwy 60

On-Line Only Personal Property

PREVIEW

**Thursday
Jan. 23rd
10 a.m. - Noon**

CLOSE

**Thursday
Jan. 23rd
1 p.m. CST**

LOAD OUT

**Thursday
Jan. 23rd
2 p.m. - 5 p.m.**

A complete catalog is available at www.smithcoauctions.com
To Bid, Please Register for the On-Line Only Auction.

- Moline Gas 5 Speed Tractor
- Fordson Super Master Tractor, PTO, 3pt, +more
- Double Axle Heavy Duty Car Hauler
- Pull Behind Yard Tractor Metal Dump Trailers
- Pull Behind Weed Sprayers
- Tires & Rims
- Outdoor Christmas Decor & Lights
- Metal Siding & Wood Boards
- Misc. Advertising Signs
- PVC & Metal Pipe in Various Lengths
- Toolboxes
- File Cabinets
- Welder
- Drill Press
- Scrap Iron
- Motorcycle Lift
- Misc. Channel Iron
- Electric Tree Limb Saw Trimmer
- Shop Fan
- Bench Grinders
- Shop Stands & Tables
- Shop Vac
- Outdoor Portable Patio Propane Heater
- Metal Sawhorses
- Portable Air Tanks
- Air Compressors
- Weed and Lawn Care Items
- Toolboxes
- Extension Ladder
- Power Tools
- Fishing Reels, Lures, and Big Game Scale
- Chainsaws
- Miter Saw
- Radial Arm Saw
- Hot Points Side-By-Side Refrigerator
- Extension Cords
- Fuel Cans
- Fencing Tools
- Outdoor Gourmet SS Table Top Grill
- Hand Tools
- Plumbing Parts
- Misc. Electrical Parts
- Concrete Water Fountain
- Little Tikes Wagon
- Couch
- Table Lamps
- End Tables
- Misc Home Decor
- Kirby Vacuum
- Folding Card Table & Chairs

**OVER 250 LOTS!
THIS IS A PARTIAL LIST**