

Land & Mineral Rights

40
acres±

Land will sell first.
Minerals will sell
immediately after.

AUCTION

Wednesday, Aug. 28th • 10 a.m.

WW County Event Center 1st & Temple Houston Dr.

Land Location: From Woodward go 8 miles north on Hwy 34 then east on Rd. 32 (WW Iodine Blacktop Road) for 5 miles then 1¼ mile north to EW30 & NS208 OR From Mooreland go 7 miles north on Hwy 50 then 6 miles west on Co. Rd. 33 then 2¾ miles north on Co. Rd. 208.

Legal Description: NE/4 NE/4 of Section 11 T24N R20 WIM

Located in a good area, this 40± acres would be a good starter farm or addition to an existing farm. There are several excellent home sites or build a get-away spot! The property is fenced and has been used as farm ground in the past. There is county road access on the north and east sides and rocked roads and Blacktop all the way to Highway 34. The pictures tell the story. To see more, visit our webpage at www.smithcoauctions.com OR call Ira Smith at 580-334-6001 to schedule a showing and see the property for yourself!



Sellers: Dorothy Jean Perry and William L. Perry



580-254-3975

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

David Bay • Buck Hutchens • Kenny Rounds

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"Serving NW Oklahoma and Kansas with Integrity and Pride since 1982"



Auction & Realty, Inc.

1102 Oklahoma Ave.
Woodward, OK 73801

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Can't Be There? Bid Online!

Download our Free App OR Bid at www.smithcoauctions.com



TERMS AND CONDITIONS:

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 warrantee deed. Taxes will be prorated to the day of closing. Possession upon closing. Property is selling in its present condition with no warranties express 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.

ONLINE BIDDING Terms: REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.

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. Announcements made sale day supersede all prior advertising. Final responsibility rests with the buyer to assess the condition of the property. It is not possible to adequately describe in text or photos all aspects of a property. We recommend you personally inspect the property, or enlist a trusted professional to do so on your behalf. Escrow must be made sale day and may be wired.



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