

**Woodward County**

# LAND AUCTION

**Wednesday, Sept. 25th • 10 a.m.**

**Woodward Co. Event Center 1st & Temple Houston Dr.**

**Land Location:** from the Mutual turnoff on Hwy 270, go east 3/4 of a mile then north on county road for 1/2 mile, then east 3 miles on Co. Rd. 52, then 1/2 mile north.



**SELLER: LA-LE Corporation**

***Home Site? Hunting? Grazing? Planting?  
This Property Has It ALL !***

Legally Described as 160± in the NW/4 of Section 26 T2N R18 WIM

This is a native grassland with a rolling type of terrain. The land has good fences on all four sides (the north side was just replaced in 2018) and has a water well that was recently drilled. Within the property there is a small field fenced out that could make a good home site or be farmed as a feed field or food plot.

There are several good grass bottoms on the north side and NE corner that will be good grazing and excellent hunting. This location draws deer from the river just to the north of the property and with the addition of food plots it will be awesome!

***To See This Property Contact Ira Smith at 580-334-6001.***



**Auction & Realty, Inc.  
580-254-3975**

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

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**Selling  
160± Acres  
Good Grass  
Water Well  
Hunting**

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## **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. Sellers are reserving all oil, gas, and other mineral rights.

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

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