

**SMITH & CO.**  
Auction & Realty, Inc.  
1102 Oklahoma Ave.  
Woodward, OK 73801  
**580-254-3975**  
Licensed in Oklahoma and Kansas

PRSRT STD  
U.S. Postage  
Paid  
Mooreland, OK  
Permit No. 7

# Woodward Co. Land AUCTION

**SELLING**  
**1145± ACRES**  
**OFFERED IN**  
**5 PARCELS**

**Wednesday, Oct. 16th • 10 a.m.**

**Land Location: 10.5 miles East of Mooreland on Hwy 412**

**Auction Location: Smith & Co. Auction Facility, Hwy 412, West of Mooreland**

*Sellers: The Erlene Mullins Rev Trust and the Irvin G. Mullins Rev Trust*



# AUCTION

**SELLING 1145± ACRES of WOODWARD CO. LAND!**

**Wednesday, Oct. 16th • 10 a.m.**

## AUCTION TERMS AND CONDITIONS:

**REAL ESTATE Terms:** 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. 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.

**ONLINE BIDDERS** may bid via our website at smithcoauctions.com. 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. A 3% Buyer's Premium will be charged to the On-line Buyer's high bid.

**ON-LINE REGISTRATION MUST BE COMPLETE  
AT LEAST 24 HOURS PRIOR TO SALE DAY.**

## **3 Convenient Ways To Bid & Buy!**

Bid in Person  
Bid by Phone  
Bid Online!



For more information call  
our office at 580-254-3975!



Licensed in  
Oklahoma and Kansas

**SMITH & CO.**  
Auction & Realty, Inc.

**580-254-3975**

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

*follow us:*



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



# WEDNESDAY, OCT. 16TH • 10 A.M.

# SELLING 1,145± ACRES IN 5 TRACTS

## TRACT 1 - 305± Acres

**LEGAL:** The E ½ of Section 33 T23N R17 WIM, Woodward County, OK less a 15 acre tract in the SE SE, containing 305± acres

**PROPERTY FEATURES:**

Tract 1 is located 10.5 miles east of Mooreland, OK on Hwy 412. The tract includes highway frontage and County Road 224 runs along the east side. There are 133 acres of crop land with the balance in native grass. The crop land is not currently farmed and possession will be granted upon closing. The land is fenced and has a water well on the north and south sides. Two ponds and open draws lend itself to an excellent wildlife habitat and excellent hunting.

## TRACT 2 - 160± Acres

**LEGAL:** The S ½ of the S ½ of Section 28 T23N R17 WIM, Woodward County, OK containing 160± acres

**PROPERTY FEATURES:**

Located at County Roads 224 & 40, this tract lays north across the road from Tract #1. One mile wide an ¼ mile deep, this tract has 65 acres of crop land that is not currently farmed, with the balance in native grass. There are 3 small ponds on this tract that provide excellent hunting opportunities. The land is fenced on all 4 sides and electricity is at the county road. This tract is an excellent combination of farm ground and grass with draws that hold deer and other wildlife.

## TRACT 3 - 40± Acres

**LEGAL:** The SE¼ SE¼ of Section 35 T23N R17 WIM, Woodward County, OK containing 40± acres

**PROPERTY FEATURES:**

Located at Highway 412 and County Road 226, this tract has Hwy 412 frontage and county road access on the east side. It sits only 12.5 miles east of Mooreland on Highway 412 and would make a good addition to areas farms. It could also be a good home site with quick highway access. Farmground FSA records show 34.03 acres.

## TRACT 4 - 560± Acres

**LEGAL:** The E½ and the NW¼ and the N½ SW¼ of Section 3 T22N R17 WIM, Woodward County, OK containing 560± acres

**PROPERTY FEATURES:**

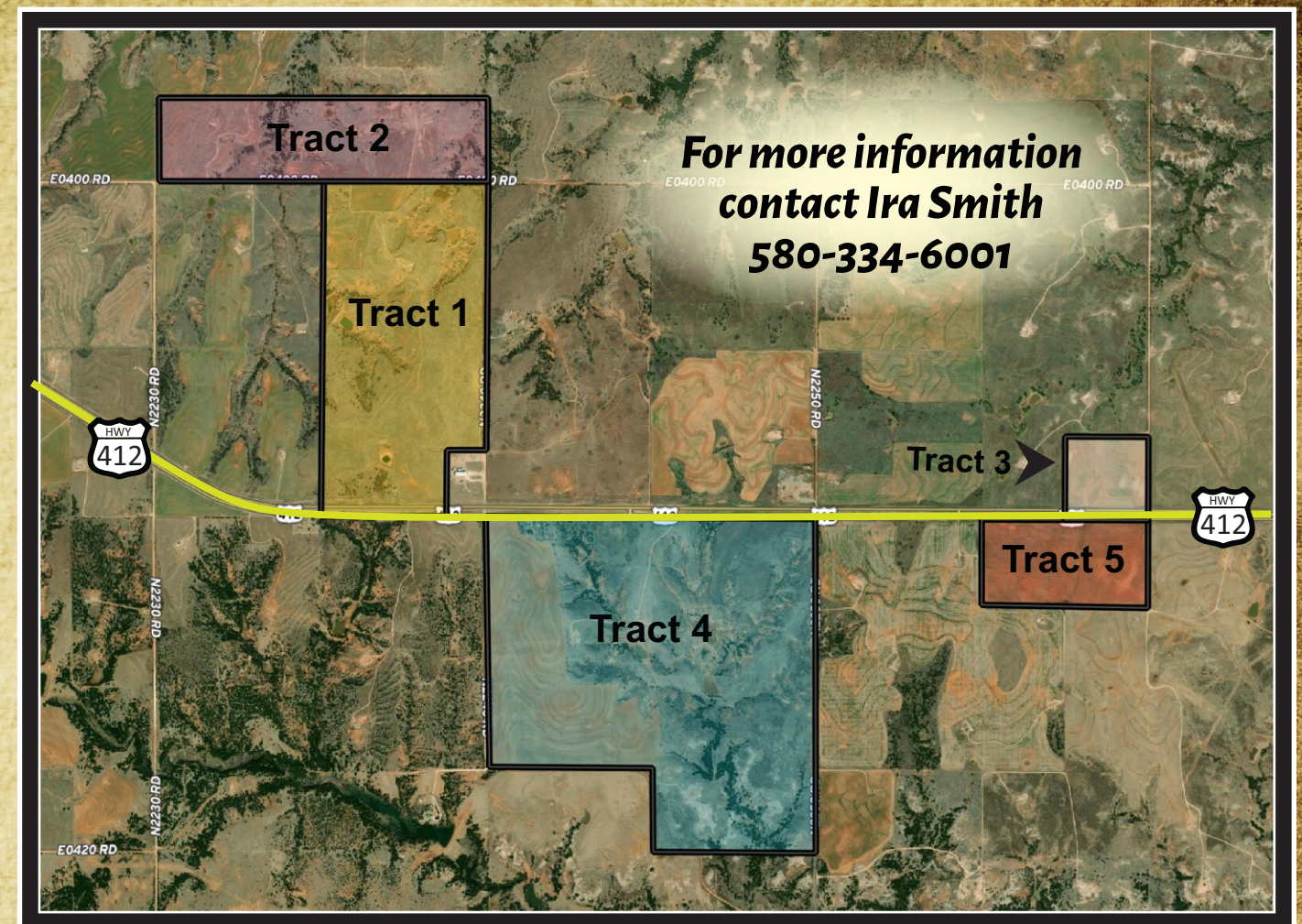
Located at County Roads 224 & 40, this tract lays north across the road from Tract #1 and is only 10.5 miles east of Mooreland on Hwy 412. One mile wide this tract has 144 acres of crop land that is farmed and ready for the new buyer to plant a wheat crop. The land is fenced and the farm ground is fenced out from the grass land. There are 3 ponds on this tract that provide excellent hunting opportunities. There is an older brick home and a hay shed along the Hwy 412 side of this property with a water well at the home site. This tract is an excellent combination of farm ground and grass with draws that hold deer and other wildlife and county road access on the east and south sides.

## TRACT 5 - 83± Acres

**LEGAL:** The N ½ of the NE ¼ of Section 2 T22N R17 WIM, Woodward County, OK containing 83± acres

**PROPERTY FEATURES:**

Located 12.5 miles east of Mooreland on Hwy 412, this tract lays 1/2 mile east of Tract #4 and across the Hwy south of Tract #3. This tract is good farm ground - there are 78.86 acres of crop land that is farmed and ready to plant. Highway 412 frontage with county road access on the east side.



[www.smithcoauctions.com](http://www.smithcoauctions.com)