

320[±] LAND AUCTION

Acres in Woodward Co.

Wednesday, April 8 10 a.m.

Sharon Community Center, 116 Main St., Sharon, OK



LAND LOCATION: From Hwy 34 & Sharon/Shattuck Blacktop travel 1 mile east to CR 207 and 1 mile south to NW corner of property.

LEGAL DESCRIPTION:

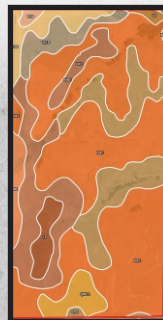
W2 Section 35-T21N-R20W
Woodward County, Oklahoma

SELLERS:

Keith & Mona Story

LOOKING to EXPAND or BEGIN YOUR FARMING/RANCHING OPERATION?

Here is an excellent opportunity to purchase a farm with a history of good yields, great stewardship, and location. This farm is ready to go to work for you. The terraces are well maintained, a water-well with submersible pump, and excellent five wire fences. The land has 302.90 acres of cropland with the balance in improved grass. The land is easily accessible from Sharon, Mutual, and Highway 34.



SOIL CODE	SOIL DESCRIPTION
EpD	Hardeman-Devol complex, 5 to 8 percent slopes
EmC	Hardeman loam, 3 to 5 percent slopes
Sw	Sweetwater silt loam, 0 to 1 percent slopes, frequently flooded
QwC2	Quinlan-Woodward complex, 3 to 5 percent slopes, eroded
Cp	Carville-Eda complex, 0 to 5 percent slopes
McD	Gatesby-Laverne complex, 3 to 12 percent slopes
PIB	Eda sand, 0 to 3 percent slopes
PbB	Devol fine sandy loam, 0 to 3 percent slopes
HoB	Westview loam, 1 to 3 percent slopes
Le	Waldeck loam, 0 to 1 percent slopes, occasionally flooded
MbC	Mansie loam, 3 to 5 percent slopes

To view this property contact Buck Hutchens, Auction Manager, 580-273-3202 or Ira Smith, Broker of Smith & Co. Auction & Realty, Inc. at 580-254-3975.

SMITH & CO

Auction & Realty, Inc.

580-254-3975

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



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



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- HISTORY OF GOOD YIELDS
- GREAT LOCATION!
- EXCELLENT FENCES!
- WATER WELL
w/SUBMERSIBLE PUMP

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.

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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