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Permit No. 7

165[±] WOODWARD CO. LAND Acres in 2 Tracts **AUCTION**

Wednesday, May 13th • 10AM
At the Mutual Community Center, Mutual, OK

LAND LOCATION: 2 miles east and one mile north from Mutual

Seller: R.J. Cooper

165[±] WOODWARD CO. LAND Acres in 2 Tracts **AUCTION**

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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. Buyer agrees to accept all terms of CRP contract. Seller is reserving all oil, gas, and other minerals.

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.

3 Convenient Ways To Bid & Buy!

Bid in Person
Bid by Phone
Bid Online!

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



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Oklahoma and Kansas

SMITH & CO
Auction & Realty, Inc.

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

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

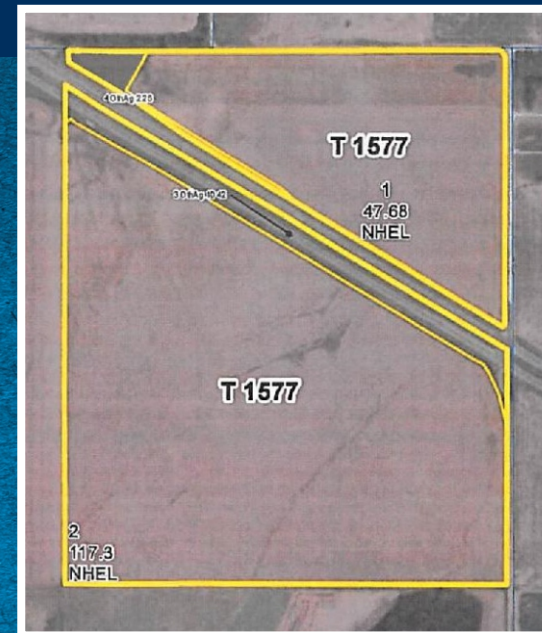


TRACT 1 - 117± acres (South of Highway)

Legal Description: The S/2 NE/4 of Section 5 T20N R18WIM, containing 117.3± acres

Details Tract 1: This tract is fenced and has a water well on the property. There is a current crop lease that will expire on July 1, 2020, which is the date the new buyer will take possession.

»»» LOCATION! LOCATION! LOCATION! «««
SELLING HIGHWAY FRONTAGE!



Auctioneer's Note: The Mutual area is known for good fertile soil and an abundance of ground water. That, plus Highway frontage (which is always a good investment), makes this land an awesome opportunity to buy farm ground that doesn't come available very often!

**To View the House or Land by Appointment,
 Contact Ira Smith at 580-334-6001**

TRACTS 2 - 47± acres (North of the Highway)

Legal Description: Lots 1 & 2 in the N/2 of Section 5 T20N R18 WIM, containing 47.68± acres.

Details Tract 2: This tract of farm ground is fenced with Hwy 270 frontage and county road access on the east and north sides. There is a water well on the property.



**Tracts will be Offered
 Individually and
 Collectively
 Using the Multi-Par
 Method of Auction**