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 Permit No. 7

# Auction

Home on  
 7.8± Acres  
 Close to Town!

Saturday, July 18th • 10:00 a.m.  
 14749 County Road 330 • Waynoka, OK



Seller: Lavounua A. Bixler, Revocable Trust



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 7.8± Acres  
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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.

**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!



**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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14749 County Road 330 • Waynoka, OK



**Have the Luxury of Being Close to Town  
but with the Peace and Quiet of the Country Life!**

A 2,378 sq. ft. home that has received several updates including windows, new wooden blinds, and flooring just to mention a few. The home has two bedrooms, an office or third bedroom, and a full and 3/4 bath. Originally, the home had a covered patio on the back that has been enclosed and finished on the inside and the floor leveled. This adds a lot of extra space to an already generously sized room. The kitchen is modern cabinets with a center island and a breakfast nook area. The living room is large with a brick fireplace and updated flooring. Off the living room is a good sized dining area. The home has central h/a and a water well for the home and another water well for livestock near the horse farm.

There is a 36' x 38' engineered steel building that is insulated and wired with two overhead doors with auto openers. This building is connected to the home by an enclosed walkway that is well lit and has security doors on both ends. There is a 30' x 30' quonset building and a horse barn with 8 stalls, a tack room, a feed room and an overhead loft. Fences divide the property nicely to allow for animals, etc.

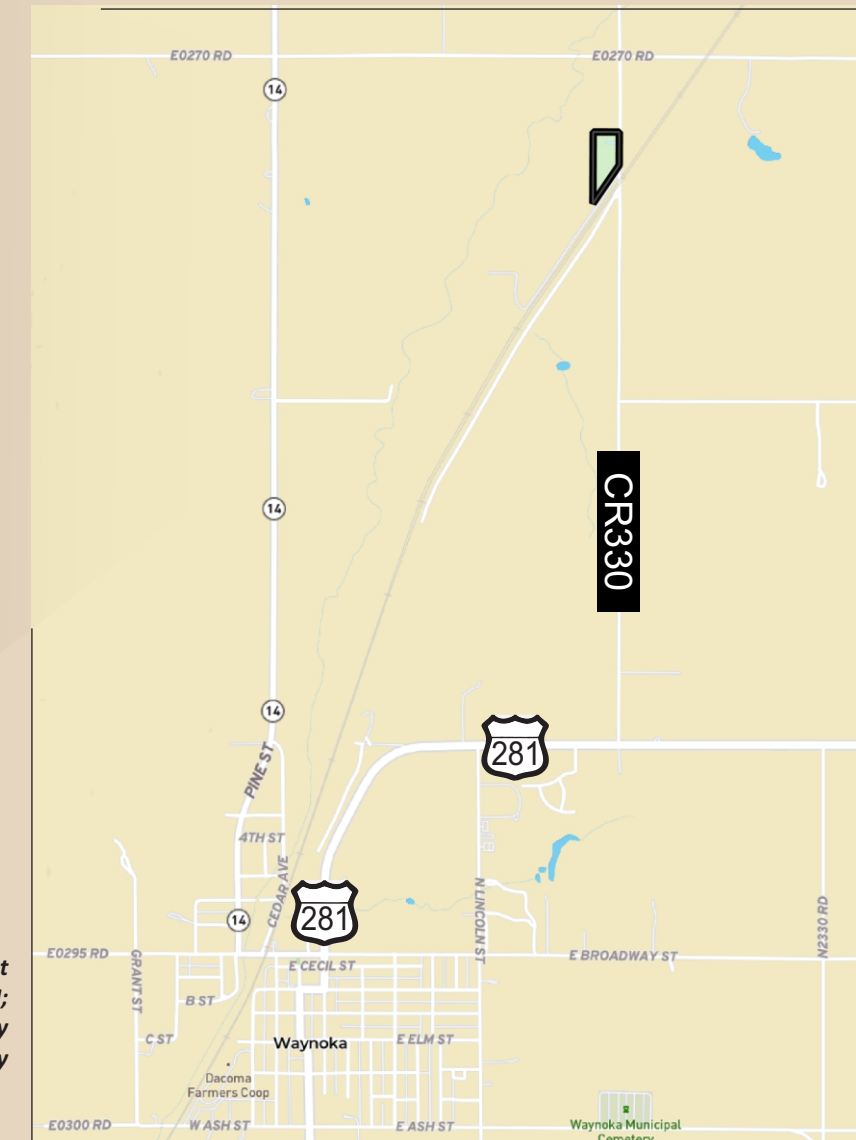
★ **The Following Personal Property Items will Sell Immediately After House** ★

- 8' x 16' Storage Building, Like New
- Dresser & More Added by Sale Day
- Liberty Gun Safe w/62,000 BTU 30 min. Rating, Like New



**Legal Description: A 7.80± acre tract of land in Section 25 T25N R16 W1M; 1153' S of NE corner NE, Westerly 400' Southerly 1103' Northeasterly along RR ROW 624.6'**

Drive north out of Waynoka on Highway 281 and follow the Hwy as it curves east. Drive east approx. 0.6 miles to CR 330 then north on CR330 approx 1.75 miles to property.



For more information or to see this property,  
call Ira Smith at 580-334-6001

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