

WW Co. Farm Land AUCTION

Wednesday, July 1st • 10 a.m.

Auction Location: Sharon Community Center, Sharon OK

Land Location: From Sharon, OK travel south on Hwy 34 for 3 miles then turn west on County Road 54 and travel 1/4 mile. **Legally Described as** Lot 2 SW NE, E/2 SW, SE NW, W/2 SE of Section 4 T20N R20 W1M containing 288 acres m/l.

Selling
288±
Acres



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This is a good farm that is one mile long on the east side allowing county road access from the north and south sides. The fences are good. There are 241 acres in crop and the balance in mature grass. There is a water well on the south side that, at one time, housed an artesian water well. Over time the well ceased however this area is found out and has excellent wildlife habitat. This is a beautiful landscape with a rolling type terrain.

Seller: Dea Ann Roberts



Auction & Realty, Inc.

580-254-3975

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

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Woodward, OK 73801




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3 Convenient Ways To Bid & Buy!

-  Bid in Person
-  Bid by Phone
-  Bid Online!



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

**For more information
contact Ira Smith
580-334-6001**

AUCTION TERMS AND CONDITIONS:

REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Buyer and Seller will split title insurance fees. 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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